

Appendix A

Mr Mathew drew attention to the historic nature of the settlement which had over 60 Listed Buildings, four of which had Grade One status.

He made reference to two other applications submitted for residential development in the village; 50 units on the adjacent site and 60 at Butts Piece and advised that local residents and the Parish Council believed the site behind Sutton off the B4409 to be a preferable location for development.

Mr Mathew indicated that infrastructure in the village was inadequate to cater for the level of additional development proposed and, with regard to traffic generation, he expressed his disappointment that calls for the construction of a by-pass made over the last few years had been ignored.

Mr Mathew acknowledged the impact of the lack of a five year housing land supply but suggested that this ought not to take priority to the application of common sense. He advised that some 120 residents had attended a recent meeting at which strong concern had been expressed with regard to sustainability, traffic generation and the inadequacy of local infrastructure.

Mr Mathew made reference to recent reports in the medical journals highlighting the dangers of lining in close proximity to landfill sites.

In conclusion, Mr Mathew indicated that, should the application be permitted, construction traffic should not be allowed to pass through the village.

Application Ref. 16/01054/OUT

Land at Former Stanton Harcourt Airfield

Address to Committee.

The planning application before you is recommended for approval. This positive recommendation follows lengthy consultations between Gladman; the local planning authority and its consultees. I welcome the professionalism shown by officers and the proactive nature of discussions during the application process; and, I fully endorse your officer's recommendation.

Gladman has taken a highly responsible approach to this proposal, which has involved:

- Pre-application consultation with officers
- Pre-application consultation with the local community.
- Hard work and pragmatism during the application process to address all of the issues raised and arrive at a scheme that your officers confidently support.

In particular, it is noted that the proposal has been significantly amended during the application process to retain a number of key former WWII airfield buildings and structures, which will provide clear reference to the sites historic use, whilst ensuring the delivery of a high quality and well-conceived housing led development.

As is clearly set out in the officer's report:

- The principle of development in this location is acceptable in planning terms.
- All technical issues (including drainage and sewerage; built heritage impacts and archaeology; highways; landscape and visual impact; ecology; and contamination and odour, have been addressed to the satisfaction of relevant statutory consultees and professional officers.
- There are no unacceptable harms that arise.

There are however very real and substantial social, economic and environmental benefits that arise including:

- The delivery of much needed housing on previously developed land, reducing pressure on greenfield land and breathing new life into a largely derelict site; and, assisting the Council in addressing its shortfall in housing land supply.
- The delivery of 50% affordable housing for which there is unequivocally a great need. This exceeds the emerging policy requirement of 40% in this location and should enable parts of the community 'priced out' of Stanton Harcourt the opportunity to remain in the settlement.
- The restoration and preservation of WWII buildings within the site, the future of which might otherwise be uncertain.
- The provision of high quality office space, providing additional employment opportunities.

- The availability of additional expenditure in the settlement to support the viability of important local services (eg. shop / public house) and vitality.
- The delivery of extensive green infrastructure and open space which will be publicly accessible to the community.

Whilst submitted in outline the proposal provides a very clear framework for an exceptionally high quality form of development that will complement the existing character and appearance of the settlement.

The suitability of the site for the proposal and its potential to deliver sustainable housing led development has led to the site being proposed for allocation in the emerging local plan. If any were needed, this should provide Members with *extra* comfort that your officer's recommendation is well-founded. I therefore respectfully request you to follow the recommendation and resolve to grant planning permission, subject to the stated conditions and the completion of a legal agreement.

NORTH LEIGH – COMMITTEE NOTES 12TH December 2016

Thank you Chair.

This is a proposal known to Members having been brought you for a third time this afternoon. Your officers are supportive of the proposals, and recommend approval in light of what I believe are three important circumstances that have moved on in the last few months.

Firstly, the Gladmans appeal decision for the site opposite to this is now in, and the Inspector allowed the appeal. The report before you sets out that the Gladmans site is more prominent and sensitive than this site and I would concur. The Gladman appeal decision sets a framework for considering the harms and the benefits to arise from the scheme before you today.

Secondly, having listened to the discussions at your last meeting in relation to housing supply and the status of the Local Plan, it seems to me that there is a growing recognition that the Council are in the regrettable position of having to apply a tilted balance to applications such as this.

Thirdly, we have responded positively to the need to amend the application and I would record our gratitude that officers have allowed us to address consultee concerns. Principally, this has resulted in a much reduced scheme by retaining important grassland on the site; amendments to address highway concerns; and further archaeological work.

As a result of this work your ecologist has removed the earlier objection; additional highways information was issued in early October and the report before you states that it would appear that highway issues have been overcome; whilst the geophysical survey has identified only low levels of archaeology with further survey work capable of being conditioned or undertaken whilst a Section 106 agreement is drafted.

In overall terms, your officers do not object to the amended layout which incorporates important on site features.

I would endorse the officer recommendation and in doing so would like to respond to a point made at your last meeting. I recall Mr Shaw advising Members that the absence of a 5 year supply was not due to the lack of permissions being granted by the Council but instead was a lack of site starts by developers. I can assure Members that we wish to implement any planning permission granted on this site and our commitment to the Council is to propose a reduced timescale for submission of reserved matters and subsequent implementation of the scheme to deliver housing and bolster your housing supply.

Thank you.

Lowlands Planning - PC 3 Minutes (16/03309/S73)

Whilst the Parish Council is supportive of the principle of attaching the site to the foul sewer network, we strongly oppose the suggestion that this can be done without the significant upgrading work that Thames Water themselves have said will be required before two similarly sized applications on land across the road from this site (15/01550/OUT and 16/03005/OUT) can be attached to the same sewer network. It is a simple fact that the local sewer system already struggles to cope and fails regularly; attaching this site with 38 homes to it without upgrading work will significantly increase the risk of local sewage flooding.

In the original application 13/1494/P/OP for which this variation is being applied, Thames Water identified an inability of the existing waste water infrastructure to accommodate the needs of the application.

In the minutes of Lowlands Planning Committee on 14th April 2014 it states: ‘..a condition was proposed precluding development until such time as a drainage strategy had been devised and approved by the Local Planning Authority and preventing connections to the public system until that work had been implemented.’ The approved strategy was to pump cleansed waste water into the field ditch system because of the inability of the existing waste water infrastructure to accommodate waste water.

With regard to other current applications (16/03005/OUT) referred to earlier, Thames water has responded: ‘Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a 'Grampian Style' condition imposed.’ This includes the statement that “No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”

Thames Water has stated that they have reviewed the study that details site drainage works prepared by JPP Consulting but thier view is inconsistent with previous and current Thames Water responses.

As no upgrading work has been undertaken on the sewerage network system serving Aston, The Parish Council strongly urge the Lowlands Planning Committee and Planning Officers when making a decision to incorporate a Grampian Style condition into the approval conditions which prevents start of development until such upgrades have been undertaken.

Thank you.

Richard Haines – Chairman: Aston, Cote, Shifford and Chimney Parish Council