

Regarding Planning Application 21/02068/FUL - Demolition of bungalow and construction of 6 houses and parking - Upper Town House, Moreton Road, Longborough

GENERAL COMMENTS FROM LONGBOROUGH PARISH COUNCIL

It is clear from various conversations, emails and formal objections raised on the CDC planning website, that there is little enthusiasm for this development among the residents of Longborough. Residents have had to live with a variety of developments over the last three years, ranging from large single build projects to the build out of a 14 house development, Waterstyles Way. The latter of these was broadly supported in the hope that it would provide a number of "downsizing" properties for villagers to take advantage of but this benefit seems not to have been achieved. Furthermore, the developer has still not completed remediation work on this site which is another factor that is influencing local opinion. Overall therefore, these experiences have no doubt tempered the views of the parishioners on any potential future developments in the village.

On planning matters. Longborough Parish Council will always try to support the view of its parishioners whenever possible. It is also acutely aware of the need for its response to planning applications to be set in the context of the current planning framework. It recognises that reasons for objection cannot be based on speculation or hearsay. If this planning application is granted, then Longborough Parish Council would like CDC planning to ensure that it is conditional on following items being addressed:

- **A Construction Method Statement should be prepared and agreed before any construction commences and should include:**
 - A traffic management plan which includes limiting access to the site for construction vehicles via the A429 only **and not** through the village centre where the village school and shop are located. Given the nature of the site location, consideration should be given to identifying a holding area for construction traffic remote from the site
 - Prohibit construction deliveries to the site prior to 8am, Monday to Friday
 - Designated start times for heavy work not earlier than 8am weekdays and 9am on Saturdays. No work to be carried out unless emergency, on Sundays and Bank Holidays
 - Dust suppression and noise management arrangements
 - A site waste management plan
 - Wheel washing, or some other vehicle cleaning facilities should be installed on site and used to avoid excess debris on village roads
 - Construction workers' vehicles parking spaces should be created on-site only
 - Arrangements for ongoing liaison with local residents and organisations

- **Regarding the entrance to the development:**
 - Notwithstanding any recommendations from GCC Highways Department, traffic calming measures should be installed, at the developers cost, to improve road safety on the curve of the road
 - Widening of the main access to enable heavy vehicles to turn without causing damage to adjacent grass verges etc. Damage of this kind has already been caused while preparatory tree works were undertaken in January 2021
 - Access to the site should be wide enough to accommodate refuse and similar local authority vehicles to turn into the development

- **Refuse Collection**

- Residents' refuse bins should be contained within the site itself for collection- not have to be placed out on the main road on collection days

- **Lighting**

- Outside lighting should be designed such that there is minimum light leakage from the site and that the lighting does not pollute the night skies as well as being "friendly" to the indigenous wildlife, e.g. bats

- **Tree Boundary**

- Absolute certainty that the screening formed by existing trees around the perimeter of the site will be retained, as stated in the developers planning statement dated May 2021

- **Footpaths**

- A commitment from the developer to upgrade to existing footpaths around the site and a commitment to ensure that these are maintained to a navigable standard and on an ongoing basis once the development has been completed

- **Drainage/Sewerage**

- Notwithstanding any recommendations from the Water Authority, we would ask that a detailed drainage survey is carried out. There has been a history of drainage problems – odours, flooding etc., emanating from other recent housing developments in Longborough – notably Plum Tree Close and Waterstyles Way, so we would wish to ensure that no further problems are caused from the new development being created.

- **Housing mix**

- We would like there to be an assurance that the two, two bedroomed properties (plots 2 and 3) will definitely be included in the proposed housing mix for the development. This would potentially provide housing for those local people who are seeking to downsize but who wish to remain in the village and we would appreciate having this discussion with the developers if planning permission is granted

- **Other**

- There should be a statement regarding how the development will be managed on an ongoing basis, i.e. private versus local authority adoption.

