

Ettington Parish Council
PO Box 6271
STRATFORD ON AVON
CV37 1NX

epc.clerk@yahoo.com
Mob. 07786938072
Landline: 01789 295827

Dd/mm/yy

Stratford District Council
Elizabeth House
Church Street
STRATFORD UPON AVON

Dear Sirs

Site Allocation Plan Consultation

Ettington Parish Council met on 11 September 2019 and resolved to submit the following **objections** in respect of the Reserve Housing Sites identified for Ettington:

Section 1.2.2 states "*the Plan will not deal with issues which have already been addressed, such as the identification of reserve housing sites.....*" There is a 'made' Neighbourhood Plan for Ettington and Fulready which includes reserve sites. The Ettington sites' inclusions in the SAP demonstrates the Authority has not met its Duty to Cooperate.

Section 4.1.8 states '*Furthermore, BUABs for some of the LSVs have now been identified in Neighbourhood Plans which are 'made' or in an advanced stage of preparation, i.e. submitted for examination, and are not included in the SAP' and Ettington is included in the list and should be removed.*

Sites ETT.A, ETT.B and ETT.C should be removed from the SAP and we would request that this is done.

To support this we make the following comments with regard to specific sites included in **Annex 1**:

SAP Site Reference	SHLAA Site Reference	Comment
ETT.A	ETT.02	BUAB: The site is outside the Built Up Area Boundary as identified in the Ettington and Fulready Neighbourhood Plan and its inclusion would change the settlement's identity.
ETT.B	ETT.09	BUAB: The site is outside the Built Up Area Boundary as identified in the Ettington and Fulready Neighbourhood Plan and its inclusion would change the

		settlement's identity. In addition part of the proposed site is identified as safeguarded land in the Ettington and Fulready Neighbourhood Plan.
ETT.C	ETT.11	<p>Previous Planning Application: This land was subject to a planning application (14/00118/OUT) which was refused on 12 August 2014 and subsequently went to appeal (APP/J3720/A/14/227958) this being dismissed by the Inspector who stated:</p> <p><i>'my overall conclusion, therefore, is that the adverse impacts of the appeal scheme would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. As a result the scheme does not constitute sustainable development in terms of the Framework. Consequently, there are compelling grounds for dismissing the appeal. None of the matters raised, including the favourable officer recommendation and the various appeal cases referred to me, outweigh the considerations that have led to my decision'.</i></p> <p>And</p> <p><i>'I conclude, therefore, on the second main issue that the proposed development by causing 'less than substantial harm' would fail to preserve the special architectural and historic interest of Ryepiece Barn. Consequently the proposal does not accord with Saved Policy EF14 (Listed Buildings) of the LPR. Where a development proposal would lead to 'less than substantial harm' to the significance of a heritage asset paragraph 134 of the Framework makes it clear that this harm should be weighed '.</i></p> <p>Flooding On a number of occasions Banbury Road (A422) has been subject to flooding - a contributory factor having been the inability of storm drains on Rogers Lane to carry away surface water which has then run down to the Banbury Road. It is believed that development of this site has the potential to increase this and, therefore that the categorisation as 'neutral' should, at the very least be a 'minor negative'.</p> <p>Protect the Settlements Identity The character of Ettington has, until more recent years been subject to small scale development and incremental growth. An increase of 45 dwellings in on one site would be at odds with protecting the village's identity. In addition this site is outside the Built Up Area Boundary as defined in the Ettington and Fulready Neighbourhood Plan.</p>

Finally, Ettington is a Class 3 Local Service Village which was required to provide 57 houses a 'target' which has already been exceeded by 20%. A further 75 homes is totally disproportionate to the size of the village and the amenities available.

Yours sincerely

Sarah Furniss

Clerk to Ettington Parish Council