

Dear Sarah

Thank you for your letter and attachments. My response has followed the order in which you have raised matters.

Section 106 – 21/02344FUL.

I understand that the case officer Joe Brooke has previously responded on this issue and has also met the Parish Council on site on two occasions to discuss this matter. Consequently I refer you to the previous responses on this issue.

21/00176/DESOP - Ettington Grange, Stratford road, Ettington – access track

I understand that at the beginning of the development the developers were accessing the site from the front which is past some houses and these residents had cause to complain. In addition the CMP did confirm that access will be from an adjacent field. The developers then subsequently changed the access and have installed the temporary track.

The track is permitted development whilst construction work is on-going by virtue of Part 4, Class A of the GPDO. The developers have advised the track will be removed once works are complete which is a requirement to be considered PD. If this is not the case then of course the matter can be reviewed, however I suspect that the developers will be very keen to remove this track as soon as possible as its presence will impact sale prices.

In regards to the White Horse inn, the developers have regularised the situation by securing a new planning permission. The developer is not required to advise when they will commence work but of course there permission is time limited. I am aware that the developer has advised of financial difficulties due the pandemic and the Community Infrastructure Charge which he is now liable to meet, and a portion of which will be shared with your Council. The matter is being kept under review however at this time there are no appropriate powers for the Council to deploy. If the neighbour's property is suffering structurally as a result of the adjacent site then private legal action may be a consideration.

Please re-assure you Council that I do understand that for those making the complaints it is understandably a serious matter and there is often an expectation that the enforcement service can intervene swiftly and secure a resolution, if this does not materialise then disappointment follows. However as is described above the Council must operate within the powers available which in the cases referred to above do not provide a legally sound and legitimate route for the Council to act. Consequently I respectfully reject the accusation that the service has let your community down in any way, simply be acting appropriate within the powers available.

Kind Regards

Robert

Robert Weeks MCIEH CEnvH

Head of Development

Stratford on Avon District Council & Warwick District Council