

Re: Application No 20/02273/FUL - The Nurseries, Hockley Lane

Ettington Parish Council object to the above application on the following grounds:

This land has had 3 previous application refused:

17/01499/FUL  
87/02156/FUL  
83/00910/FUL

The Parish Council objected to the previous application as per the following:

1. Hockley Lane is a single track cul-de-sac already servicing some 9 properties with planning permission granted for a further 3 at its extremity. There are no official passing points and only one private entrance way which would afford an opportunity for two vehicles to pass. This application, which has the scope for 20 vehicles to be accommodated will exacerbate an already untenable driving situation for residents. The road has no pavements and is used of necessity by pedestrians, notably children attending the village school or walking to the school bus stop as well as recreational walkers accessing the public footpaths that intersect. The level of risk to which they are subject is already a major road safety hazard with no scope for mitigation. It was cited as a reason for refusal of all three planning applications noted above.

“Warwickshire Highways in their letter of August 2017 stated that the existing lane is substandard, is single lane in width for much of its length, has no pavement and visibility at the Banbury Road junction is substandard. The increase in traffic expected to be generated by the development would cause further harm to highway safety along the land and at the Banbury Road. It is not considered the proposed changes to the lane would offer sufficient benefits to outweigh the increased harm to highway safety.”

Warwickshire Highways in their letter of October 2017 stated “Additionally the Highway Authority remains concerned that the intensification of use of Hockley Lane could increase the likelihood of conflict between vehicles and conflict between vehicles and pedestrians on Hockley Lane. Whilst this was also not raised as an issue in the RSA, as discussed in the original Highway Authority consultation response, several private and public pedestrian and vehicular accesses onto Hockley lane appear to be sub standard in terms of visibility. It is acknowledged that no significant history of accidents is apparent on Hockley Lane and that vehicle speeds are likely to be low within the lane itself, reducing the likelihood of more severe accidents. The Highway Authority considers however that the potential increase in the number of dwellings by approximately 89% by cumulative development is likely to significantly increase the likelihood of conflict within the lane itself. “

The Parish Council would submit that nothing has changed since that date.

2. Section 6.4 of Ettington and Fulready Neighbourhood plan states:

“The Core Strategy identifies Ettington as a Category 3 Local Service Village. The Core Strategy states that the 10 Category 3 Local Service Villages should accommodate approximately 450 new houses between 2011 and 2031 of which no more than around 13% (59) should be provided in any individual settlement in order to assist the dispersed approach to housing provision across the district.”

The village already has some 76 properties already granted or with granted permission since 2011. The Parish Council and village residents have accepted the need to help address the national housing shortage but feel most strongly that, in order to preserve Ettington’s rural village attributes, any further development must be avoided.

In his decision letter from 2017 the planning officer determined that at least part of the application site can be considered to be within the physical confines of the village however the proposal involved a substantial urban extension outside of the BUAB, involving two large dwellings and the garage courtyard area and that the

proposed development could not be considered to be within the village and as such not supported by the Core strategy policies CS.15 and AS.10 or the emerging (now adopted) village NDP. He also stated that whilst the numbers of new homes under the provision of Core Strategy policy CS.16 has been exceeded and may not be a reason to resist the construction of new homes within the BUAB it weighs the planning balance against the approval of. New homes on unallocated sites outside of the village boundary. He also stated it was relatively early on in the plan period so it would be reasonable to expect that some new housing may come forward within the BUAB during the remainder of the plan period. As of 31st March 2017 the District Council was also able to confirm a housing land supply in excess of 6 years.

The planning officer concluded the development proposal was contrary to the aims of CS.5, CS.9 and AS.10 of the core strategy and the landscape and design policies of the emerging (now adopted) NDP.

Ettington Parish Council do not believe there is any difference between this application and that previously refused in 2017.

We therefore ask that should officers be in favour of approval that the application be referred to planning committee for judgement.