

Joseph Walker

From: NIBLETT, Robert <Robert.NIBLETT@gloucestershire.gov.uk>
Sent: 10 April 2017 15:44
To: Joseph Walker
Subject: FW: Fairford Neighbourhood Plan: Consultation on the submission draft (reg 16)

Hello Joseph

Thank you for consulting Gloucestershire County Council (GCC) on the Fairford Neighbourhood Plan – Submission Draft. I have the following officer comments to make.

Flood Risk Management Commissions

Para. 2.27 “riparian flooding from River Colne....” Do they mean “*fluvial* flooding from River Colne....”

Para. 2.27 “the extensive new housing development will only exacerbate the problem” - unless they have some evidence to support this statement I suggest it should be removed. If the development to which they refer is compliant with the NPPF then it should incorporate sustainable drainage systems that will ensure surface water run off from the development is controlled to the pre development or greenfield equivalent rate and therefore should not exacerbate the problem of surface water flooding.

FNP6 2nd bullet point Resisting development in Flood Zone 1 for the reasons stated is not consistent with requirements for developers in the NPPF.

Para 5.28 this statement may not be consistent with requirements in the NPPF.

The Lead Local Flood Authority will fulfil its statutory duty to provide advice to the Local Planning Authority when requested to do so regarding the management of surface water relating to major planning applications with the aim of ensuring related flood risk is managed as effectively as possible.

Ecology Comments

We previously recommended that some reference to the main nature conservation designations present within the parish should be made. This suggestion has not been taken up which although not essential would have made the plan more complete in terms of the natural environment.

Policy FNP15 is now **FNP13** and is supported. It has taken account of our previous comments about suitable replacements for any trees and hedgerows lost. However as replacement trees could never be planted that were the same size as all trees that might be lost then a final tweak by the insertion of some additional words in the first sentence is recommended as follows:

Development proposals that require the removal of a tree should make provision for its replacement with at least two trees preferably of native species of as similar height and girth as is possible to plant within the site boundary.

Minerals and Waste Comments

The Fairford Neighbourhood Plan acknowledges the Waste Core Strategy, adopted Minerals Local Plan and it’s current proposed replacement. As noted the policies within in the Fairford Neighbourhood Plan should conform with these plans. Within the Neighbourhood Plan there is a proposal for a Masterplan for Horcott Lakes which was a previous minerals site that has been restored. It is welcomed that both Policy FNP22 and the masterplan acknowledge that any future development needs to take into consideration the existing restoration and aftercare.

The area which the Neighbourhood Plan is within that proposed by the County Council as Minerals Safeguarding Areas and Mineral Consultation area (as shown here <https://gis.gloucestershire.gov.uk/LocalViewPub/Sites/MINWASTE3/>) Therefore Policy MS01 and MS02 of the Draft

Minerals Local Plan would need to be taken in to consideration before any planning applications would be permitted in this area. It would be beneficial if this was specifically mentioned in the Neighbourhood Plan.

Transport Comments

It is unclear as to how it is intended to apply proposed policy FNP8 in respect of parking. The Cotswold District Local Plan submission draft refers to the DCLG toolkit available on CDC's website in respect of dwellings only. The parking requirements for other C3 uses need to be calculated taking into account the NPPF (paragraph 39) guidance.

This policy appears to introduce additional criteria without establishing how the parking demand should be calculated. It should also be noted that the availability of public transport is already taken into account in the District Council's methodology.

The policy does not appear to taken into account the March 2015 Written Statement by the Secretary of State.

If you would like to discuss any of the points raised above please do not hesitate to contact me.

Thank you

Rob Niblett
Planning Officer

From: Joseph Walker [<mailto:joseph.walker@cotswold.gov.uk>] **On Behalf Of** Neighbourhood Planning
Sent: 01 March 2017 10:59
Subject: Fairford Neighbourhood Plan: Consultation on the submission draft (reg 16)

To whom it may concern,

Fairford Town Council has prepared a Neighbourhood Development Plan. The Plan sets out a vision for the future of the town and parish and planning policies which will be used to determine planning applications locally. This plan has been submitted to Cotswold District Council, and is subject to a six week consultation, prior to being considered by an independent examiner. The examiner will examine the plan and its supporting evidence, and review the representations made. Should the examiner find that the plan meets with the Basic Conditions, it will proceed to referendum. Should more than 50% of votes cast support the plan, it will be made.

The Neighbourhood Plan and supporting documents are available to view on the Cotswold District Council's website: www.cotswold.gov.uk/neighbourhoodplanning/consultations

All comments must be received by 17:00 on 11th April 2017.

Joseph Walker
Community Partnerships Officer

Working for Cotswold and West Oxfordshire District Councils

Tel: (01285) 623000
E-mail neighbourhood.planning@cotswold.gov.uk
Website: www.cotswold.gov.uk www.westoxon.gov.uk

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