



Fairford Neighbourhood Development Plan Pre-examination consultation (*Regulation 16 Consultation*)

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.

Copies of the Neighbourhood Plan and supporting documents are available to view on the Cotswold District Council's website: [www.cotswold.gov.uk/neighbourhoodplanning/consultations](http://www.cotswold.gov.uk/neighbourhoodplanning/consultations)

Hard copies are also available for inspection between 9:00 and 17:00 Monday to Friday at the Council offices on Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Copies are also available for inspection at:

Fairford Community Centre  
*Monday – Friday 10:00 – 13:00*

Fairford Library  
*Monday 9:30 – 17:00*  
*Tuesday Closed*  
*Wednesday 9:30 – 17:00*  
*Thursday 9:30 – 19:00*  
*Friday Closed*  
*Saturday 9:30 – 13:00*

All comments must be received by 17:00 on Tuesday 11<sup>th</sup> April 2017.

There are a number of ways to make your comments:

- Complete this form and email it to: [neighbourhood.planning@cotswold.gov.uk](mailto:neighbourhood.planning@cotswold.gov.uk)
- Print this form and post it to: Neighbourhood Planning, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX
- We will accept other comments in writing (including electronic, such as e-mail, provided that a name and address is supplied. We cannot accept anonymous comments.

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Cotswold District Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box. Please repeat this section for subsequent comments relating to other sections of the plan.

<b>PART A</b>	<b>Your Details</b>
Full Name	Dr. G.B. and Mrs. Margaret Bishop.
Address	21, Lygon Court Fairford Glos.

Postcode	GL7 4LX
Telephone	██████████
Email	██████████
Organisation (if applicable)	
Position (if applicable)	
Date	10 <sup>th</sup> . April 2017

PART B

To which part of the document does your representation relate?

Paragraph Number	5	Policy Reference:	Objectives
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support     Support     Support with modifications     Oppose     Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>Totally agree with the objectives and aims to shape the future of the town and its infrastructure through a coherent and deliverable spatial strategy. Recent planning decisions have disregarded the problems and issues in the town. Population was around 3600 at the last Census in 2011, but there have been 450 housing consents since April 2011, which when completed will add more than another 1000 people, without any additional facilities. School places are more difficult to come by; appointments and car parking spaces around the health centre more difficult to find; flooding through the sewers and over land becoming more frequent and debilitating; parking is lacking and historic streets full of congested traffic. Fairford, though defined as a Principal settlement in the district, has major constraints which make it unsuitable for contributing to wider housing needs. To the north is the Ernest Cook Trust Estate with its protected Special Landscape Area; to the south is the large RAF Fairford Air Base; to the south west and south east are lakes, (Horcott lakes and the lake 104 complex) formed after gravel extraction. Squeezed between these areas are the river, which bisects the town, and the A417 – a trunk road running through the medieval town centre, closely bounded by listed buildings, making the road only just over 3m wide in places. Each development claims to have negligible effect, but the cumulative impact has been harmful to the life of the town. Green spaces which give Fairford its character have been lost to developers, and the emerging District Local Plan offers no deliverable, sustainable or acceptable solution; simply more of the same. We support the Town Council’s decision to use the Neighbourhood Plan as an opportunity to plan positively for the remainder of the emerging District Local Plan period, to leverage as much value as possible out of new housing in the future, and to require investment in the local infrastructure or delay development until essential infrastructure is in place. We particularly welcome the decision to divert future housing away from low-lying areas close to rivers and lakes, and towards a more sustainable site</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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<p>What improvements or modifications would you suggest?</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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Please make sure any additional pages are clearly labelled/ addressed or attached.

To which part of the document does your representation relate?

Paragraph Number	5.14 to 5.17	Policy Reference:	FNP3
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

This site has already been put forward by developers. It is within the Conservation Area, and is adjacent to the grounds of Morgan Hall (grade II listed), which is screened by established trees.

The policy limits the number of houses and requires them to be bungalows, which will be less visually obtrusive and help to meet the demand for retirement homes. It ensures that the design, scale and layout are appropriate to the location in the Conservation Area. It also ensures the delivery of much-needed additional car parking facilities for the nearby Surgery/health centre.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

**Paragraph 5.20 to 5.25 FNP5 Support.**

**Comments**

Fairford's facilities are barely sufficient for the existing population and it is important to maintain, protect and improve them where possible.

**Paragraph 5.25 to 5.28 FNP 6 Support.**

**Comments**

Fairford has historically suffered from flooding, from river, surface water and sewers. Recent significant flooding occurred in December 2000, March 2003, January and July 2007, Dec 2012, December 2013, throughout January 2014 and in June 2016. Much of this flooding was in areas designated as flood zone 1, regarded as having low probability of flooding. Many factors contribute to flood risk, and in Fairford, when there is high intensity and volume of rainfall, rapid run off inundates ditches, rivers, sewers, highway drains and highways. Recently Glos. CC, the lead local flood authority, has identified that Fairford has high ground water levels and this causes flooding at times. We have been asking for years for a full hydrological / hydrogeological study to assess the causes and current flood risks. In the absence of a full study the best strategy for Fairford is to plan all future development away from the flood plain and areas subject to groundwater flooding, and to reserve these areas for water storage.

**Paragraph 5.29 to 5.31 FNP 7 Support**

**Comments**

NPPF requires that infrastructure must be delivered in a timely manner. There has been an ongoing history of sewage leakage into surface water drains and there are serious doubts as to whether the network can cope with the current situation, particularly in periods of heavy rainfall or when the pumping stations fail and sewage backs up through manholes and residents cannot flush their toilets. Fairford's sewage system is already operating beyond its design capacity, therefore housing developments in Fairford must wait until sufficient sewage capacity has been provided to accommodate the additional flows.

**Paragraphs 5.52 to 5.36 FNP 8 Support****Comments**

There is strong local feeling that HGV's should be diverted away from the historic core of Fairford. As there is no possibility of a bypass, every effort should be made to mitigate the effect of increased traffic. Upgrading of the eastern Spine road to take more heavy traffic away from Fairford would help, but Glos. Highways has no immediate plans or money for this. Developers could contribute.

**Paragraphs 5.39 to 5.45 FNP 10, 11, 12 Support.****Comments**

We welcome the designation of important local green spaces and the protection of the Fairford/Horcott local gap, and strongly support the designation of an Area of Special Landscape Value around the River Coln and eastern edges of Fairford. This will protect the riverside and lakeside corridor right up to lake 104. This area is a very important amenity to Fairford residents, and gives the town its special character. Green spaces are visually appealing, provide contact with nature and wildlife habitats, improve the climate, encourage walking, promote health and well-being, and also serve the vitally important function of providing water storage capacity in an area where groundwater levels are high in wet seasons. All the proposed spaces make a significant contribution to the character and enjoyment of the Conservation Area and wealth of other heritage assets in the town.

**Paragraphs 5.50, 5.51 FNP 15 Support****Comments**

It is important to protect the Non-Designated Heritage Assets because their local architectural or historic and local interest contribute to the character of the town.

**Paragraphs 5.52 to 5.59 FNP 16 Support****Comments**

This is a key policy which determines where future housing development should go. Unlike other sites put forward by CDC, it is in the area which their Sustainability appraisal determined as most sustainable. It is on higher ground and development here is less likely to increase the water table and cause flooding elsewhere. The layout and landscape scheme incorporates appropriate measures to mitigate the visual effects of development, to improve the existing hedgerows and to provide public open spaces and children's play area. In addition, it provides for education uses comprising buildings, car parking/school bus drop off-on/turnaround facilities and ancillary structures to meet the long-term needs of the adjoining school.

For the long term future, beyond the end of the plan period, there could be further development in this area with the possibility of a road connection to A417 which could relieve congestion and keep traffic out of the town centre.

**Paragraphs 5.67 to 5.72 FNP 18,19. Support.****Comments**

There is a shortage of employment in the town and a high and growing degree of out-commuting. Fairford needs to maintain and increase employment, more jobs are needed before more houses.

**Paragraphs 5.73, 5.74 FNP 20 Support.****Comments**

The limited space in the town centre should be kept for retail and commercial purposes, rather than more housing. Improvements to town centre and parking would be welcome.

**Paragraphs 5.77 to 5.83 FNP 22 Support.**

**Comments**

This is an ambitious plan for the restoration of a large wetland area after gravel extraction. It would provide a nature reserve with parking and visitor facilities, biodiversity improvements and major new footpaths around the perimeter of several lakes. Horcott lakes and the nature reserve would be donated to the town. The scheme would include provisions to manage the levels and flows through the Horcott lakes and adjacent watercourses to reduce flood risks. There would also be a solar energy scheme for producing clean electricity.

This would require a small enabling low density housing scheme of up to 20 dwellings of a high environmental standard, which includes implementation of an appropriate foul drainage strategy and fully respects the environmental constraints.

Hansons have put forward a well thought out proposal which would provide amenities for the town and help to develop tourism built on Fairford's strengths of wild life and walking. In view of the great advantages this scheme would bring we feel that the exceptional housing development is acceptable, since it would be of high environmental standards and care would be taken to minimise the effects of its appearance on the site.

(Continue on separate sheet if necessary)

Please make sure any additional pages are clearly labelled/ addressed or attached.

## **Comments on Fairford neighbourhood plan from Dr. and Mrs. G.B. Bishop**

### **Paragraph no.5 Objectives**

#### **Support**

Totally agree with the objectives and aims to shape the future of the town and its infrastructure through a coherent and deliverable spatial strategy. Recent planning decisions have disregarded the problems and issues in the town. Population was around 3600 at the last Census in 2011, but there have been 450 housing consents since April 2011, which when completed will add more than another 1000 people, without any additional facilities. School places are more difficult to come by; appointments and car parking spaces around the health centre more difficult to find; flooding through the sewers and over land becoming more frequent and debilitating; parking is lacking and historic streets full of congested traffic. Fairford, though defined as a Principal settlement in the district, has major constraints which make it unsuitable for contributing to wider housing needs. To the north is the Ernest Cook Trust Estate with its protected Special Landscape Area; to the south is the large RAF Fairford Air Base; to the south west and south east are lakes, (Horcott lakes and the lake 104 complex) formed after gravel extraction. Squeezed between these areas are the river, which bisects the town, and the A417 – a trunk road running through the medieval town centre, closely bounded by listed buildings, making the road only just over 3m wide in places.

Each development claims to have negligible effect, but the cumulative impact has been harmful to the life of the town. Green spaces which give Fairford its character have been lost to developers, and the emerging District Local Plan offers no deliverable, sustainable or acceptable solution; simply more of the same. We support the Town Council's decision to use the Neighbourhood Plan as an opportunity to plan positively for the remainder of the emerging District Local Plan period, to leverage as much value as possible out of new housing in the future, and to require investment in the local infrastructure or delay development until essential infrastructure is in place. We particularly welcome the decision to divert future housing away from low-lying areas close to rivers and lakes, and towards a more sustainable site

#### **Paragraphs 5.14 to 5.17 FNP 3 Support**

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Cont.

### **Paragraphs 5.25 to 5.28 FNP 6 Support.**

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