

Maisemore Parish Council Planning Policy

This policy is intended to provide clarity about the response expected from Maisemore Parish Council to planning applications.

Basic principles

Maisemore Parish Council wants to retain the nature of the village as consisting mostly of individual dwellings of widely different styles and size and without any large scale development, with a variety of small scale commercial enterprises.

Housing

MPC will support small scale development of individual parcels of land providing there is satisfactory access and no over-development. Applications need to address the serious issues of drainage and the fact that the sewerage system is at capacity, with no short term prospect of this being remedied. Any new development should not compromise the nature and character of the village.

Any land allocation with a capacity greater than 8 houses should be for self-build housing, as this will achieve a variety of styles, construction methods and materials which would reinforce the existing character of the village.

Applications for new houses should include suitable measures for dealing with the issues above, such as septic tanks and rainwater harvesting. All drive-on surfaces should be permeable to prevent extra load on storm water drains. The specifications of new houses should embody high energy efficiency in excess of Building Regulations requirements and, where appropriate, micro-generation in accordance with guidance on reducing carbon emissions. While the sewer system is at capacity, MPC will oppose any development that would let more raw sewage be forced up on to the streets at times of heavy rain.

Ducting for high speed fibre broadband should be included in any new development.

Boundaries to new properties should, where possible, be of post and rail fencing with a hedge of primarily native and deciduous species planted within it, not outside it. Particular attention should be given to conditions relating to boundary hedges where the boundary adjoins a pavement, so that the risk of the hedge overgrowing the pavement is minimised.

MPC will oppose any larger scale single development (more than 8 houses) as being inappropriate and out of keeping with the character of the village and being in excess of the capacity of the drainage and sewerage systems.

MPC will oppose development outside the village boundary.

Business

MPC will generally support proposals for small scale commercial enterprises, providing these respect the character of the village and will not reduce the quality of life of residents.

Section 106 priorities

Should any development application justify a section 106 agreement, MPC's priorities for the use of the agreement would be:

- 1 Improvement of the drainage and sewerage systems in the village
- 2 Repair and maintenance of cycleway (NCN45 route between Over and Maisemore)
- 3 Road safety and the reduction of traffic speed
- 4 Environmental improvements