

To: richard.lewington@siteplanuk.co.uk
cc: Parish Councillors and other interested parties

Richard,

I'm not sure why, but your email about this did not come to anyone on Maisemore Parish Council - fortunately it was forwarded to me.

Clearly, from the information on your company website, this is an exercise in assessing the development potential and value of the land, so there are a number of things of which you should be aware:

Maisemore Parish Council has its own Planning Policy Document indicating how it is likely to respond to any planning application in the village. The current version is [here](#), but this will be reviewed and revised at the next Parish Council meeting on Monday 4th September. The revisions will include reference to the need for ducting for ultrafast fibre broadband to be installed at the development stage and to the preferred treatment of boundary hedges.

The site you are considering is immediately adjacent to one where there is a current application for an Environment Agency permit for a 100,000 bird intensive poultry unit. The EA decision is not yet known, but a decision to grant a permit would have a significant impact on your proposal.

There have been two significant planning applications in Maisemore which have been granted permission. This brings the number of homes which have or will be built here well in excess of the disaggregated expectation of the emerging Joint Core Strategy and Tewkesbury Local Plan, so an application such as yours would not be consistent with either. Whether the site might become an allocation proposal in a future Local Plan is a matter for speculation, but there are a number of other potential sites which might be more suitable and avoid making Maisemore a ribbon development.

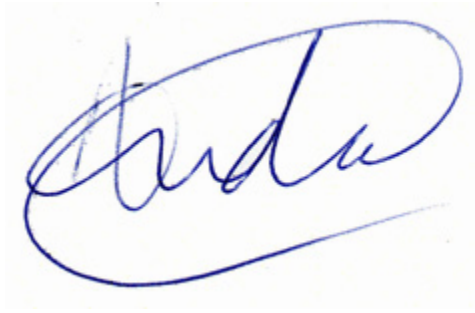
Your application site lies outside the village boundary. Now that Tewkesbury Borough Council again has a five year housing land supply, the housing policies kept from the previous local plan are valid - and they do not support development outside the village boundary.

Maisemore has continuing problems with sewerage, causing raw sewage to be forced up on to the roads after heavy rain. Although it is notionally possible to connect to the existing sewers, this is not practical or sustainable. Alternative solutions are being sought for existing development applications and would be required for the development you propose. You can see how seriously this is taken from the Parish Council representations on the most recent multi-home development outline application [here](#).

Finally, although Maisemore is classified as a 'service village' in the emerging Joint Core Strategy, this is mainly due to its proximity to Gloucester. The main road (A417) between the village and Gloucester is prone to flooding and becomes impassable. There is no shop, school or post office in Maisemore and the bus service could not be relied upon to get residents to and from work in Gloucester. There is no gas supply to the village.

I hope that helps you in assessing the potential of this plot. I am putting a copy of your invitation to the Community Consultation drop-in event planned for 19th July on the Maisemore [Parish Council website](#) (www.maisemore-pc.org.uk).

All the best,

A handwritten signature in blue ink, appearing to read 'Andrew Cooley', with a large, sweeping flourish underneath.

Andrew Cooley
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