**Our lovely village urgently needs your help!**

**Respond to SDC before the 29th January 2019.**

**Gladman – Planning Application No: 18/03705/OUTfor 35 homes on the Milcote Road**

Dear Resident,

Gladman’s application is in for 35 houses outside the village boundary in open countryside. Since the application in 2014 Stratford District Council’s **(SDC)** Core Strategy **(CS)** and Welford’s Neighbourhood Plan **(WNP)** have been approved so the basis for development in Welford is much clearer and firmer.

**We urgently need your help to make the case against Gladman! Pick 4 or 5 reasons that matter to you.**

**Add comments directly to the SDC e-planning system:** [**https://tinyurl.com/ydg7cfgz**](https://tinyurl.com/ydg7cfgz)

**You can email :** [**planning.applications@stratford-dc.gov.uk**](mailto:planning.applications@stratford-dc.gov.uk)

**Or write to: Mr Eddie Wrench, Elizabeth House, Church St, Stratford-upon-Avon. CV37 6HX.**

**This outline planning application is a purely speculative commercial venture with no interest in Welford.**

**Planning reasons for objections:**

**SDC CS.15 Distribution of Development:** Development in Local Service Villages (LSV’s) will take place *‘through small scale schemes…within their Built-Up Area Boundaries’.* **This proposal is neither small scale nor within the Built up Area Boundary (BuAB).** The SDC Draft 2018 SHLAA has ‘red flags’ on this site (We09) because of its negative impact, on landscape and settlement character.

**SDC CS.16 Housing Development:** Welford has far exceeded the housing requirements of 84 houses allocated by policy CS.16. By 1st November 2018, 108 dwellings had been approved within the BuAB and if **all** new homes in Welford are included there are 153. **We don’t need any more!**

**WNP Policy HE5 - Open Countryside:** *‘The intrinsic character and beauty of the open countryside outside the BuAB should be preserved’* Development outside the BuAB will only be supported if the proposal is one of a list of specified categories of development. **It is none of these so it is not supported!**

**WNP Policy HE6 - Gap between Welford and Weston:** The proposed development lies within the gap between Welford & Weston defined by policy HE6 and **so no development should take place.**

**WNP Policy HLU1 – New Residential development:** New development beyond the BuAB will take account of WNP policies HE5 and HE6 above. **It doesn’t accord with either! HLU1** also requires the developer to indicate how they are going to accommodate or reduce the impact of **extra traffic**; but there isn’t anything in their proposal! **More Gridlock likely!**

**Connectivity, sustainability and traffic:** **This estate would be 1.3km from the village centre** and require crossing Long Marston Road, 2 or 3 times if accessing the village school or store **and more cars** will inevitably be used. **This therefore can’t be considered a ‘sustainable location’.**

**Agricultural Land:** The proposed development site comprises *‘best and most versatile’* agricultural *land*. This is a finite resource with paragraph 112 of the National Planning Policy Framework requiring that *“account should be taken of the economic and other benefits of such land” -* and try to use areas of poorer quality land. **So no development should take place here!**

**Welford Primary School** Welford Primary school is full and only managing to accommodate the current numbers with the construction of some new facilities which will ‘completely fill’ the site leaving no further room for expansion. **The school is full and can’t take any more children.**

**Urgent - Respond by the 29th January 2019**

**The Parish Council & your District Councillor will be objecting to this application and would very much welcome your support. Send in your comments now!!**