

Lowlands Planning meeting 21st March 2016

Good Afternoon, my name is Steve Cridland and I am representing the Society for the Protection of Minster Lovell which is formed of local residents.

1. This application has had no comments of support, 219 written objections and will have major utility issues regards sewage, electricity and broadband.

2. The application of July last year and the previous applications, which included an appeal for this plot, have been dismissed for issues which remain today. The current application, again, demonstrates no solutions to the issues, but will actually magnify the negative impacts and is non-compliant with current planning policies as detailed in the planning officer's report and robust objection from Minster Lovell Parish Council, summarised as follows:

a. The introduction of a compact urban estate will detract from the historic nature of Minster Lovell. It will directly impose on a listed Chartist building as well as many other residential properties and will have archaeological and bio-diversity impacts which have not been fully investigated.

A chartist home that was constructed in c.1847 will need to be completely demolished and replaced with an access road, which will introduce light pollution and increased noise, impacting all adjoining properties on Ripley Avenue and Brize Norton Road.

b. Highway - The introduction of a major access junction, opposite the single entrance to 3 residential properties with equestrian use, will significantly increase the risk profile of the highway in the immediate vicinity, especially regarding pedestrian safety, as a substantial section of the single foot path on the Brize Norton Road will be removed.

It is clear that the proposed access location and design is not fit for purpose.

c. Sewage, Thames Water ["has identified an inability of the existing waste water infrastructure to accommodate the needs of this application"](#). The current system is at capacity, with frequent issues having been experienced at various manholes in the village, particularly in the grounds of 86 Brize Norton Road which was again last month was overwhelmed, this area being the potential point of connection for the additional 58 dwellings. Thames Water have requested a "sewage impact study", but as with other vital studies, this information is not available.

d. Flooding from surface water. The Environment Agency identifies the development area as feeding a high level risk area, which are the grounds of private properties in the south-east corner. The letter of objection from 92 Brize Norton Road and its associated photographs taken in February this year, clearly shows the flooding potential risk, which will be exasperated by this planning application and will also put the development's new deep well sewage pumping station at risk, due to its location in the south-east corner.

In conclusion, the village residents object and do not wish to be put at detriment, due to over development in Minster Lovell and ask the committee to take the issues, raised in the 219 objections, into due consideration, in rejection of this application.

