

OSGATHORPE PARISH COUNCIL

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Dear Sir/Madam,

Application Reference 17/00007/OUT

As per your request please find the views from Osgathorpe Parish Council with regard to the above planning application.

ABSTRACT:

Unsustainable Infrastructure – a small village of 156 dwellings in 2000, with 39 built/planned/proposed (**31% increase**) since that year– with no additional amenities and, indeed, a reduced infrastructure

Housing bank – NWLDC has achieved its housing bank. A recent independent survey concluded that no new housing is needed in our village

Access/highways – narrow almost single track highway, with weight restrictions on approach bridge

Area of Particularly Attractive Countryside – this proposal would seriously impact the landscape and character to this entrance to the village

Flood and Drainage Issues – serious concerns relating to environmental impact of this proposal

Non Resident Application – the applicants have no affinity whatsoever with this village or its surrounding area

OBJECTIONS IN DETAIL:

- Infrastructure - amenities/facilities/sustainability: In the year 2000, Osgathorpe comprised approximately 156 dwellings, with two public houses, a bed and breakfast and a post office/general store. In subsequent years, approximately 12 further dwellings have been built but in 2017 only one public house remains: both the bed and breakfast and the post office/general store have closed. A further 16 dwellings on Dawson's Road are now under construction and planning permission has been granted for a further 9 dwellings on Main Street plus 2 other individual dwellings in the village. This makes a total of 39 additional dwellings either already built or which have received planning permission (an increase of 24%)....and a totally reduced village infrastructure. In addition, there is another planning application recently lodged for a further 3 new properties on Snarrows Road. If you include the six proposed dwellings on Church Lane this makes a total of 48 planned or proposed dwellings,,, an increase of 31% in the 17 years since 2000 ... and with a severely reduced infrastructure. The remaining village public house is under threat of closure as is the 129 irregular bus service and there are no planned additional facilities/amenities for the residents. This additional planning will place severe strain upon the village infrastructure, including drains and sewerage, and local schools (assuming that the planned/proposed dwellings will increase the numbers of school age children and young people in the village). The Village

Design Statement (VDS) notes *'no new housing development should take place without first ensuring that there is sufficient capacity in the sewage pumping system'* and that *'any new schemes...which may impact on flood risk should gain approval from the appropriate authorities'*. The PC requests that these, and any other relevant surveys, must be undertaken prior to any planning decision. As such, the PC strongly objects to and strongly refutes the applicants' assertion (point 16) that *'the proposed development is in keeping with a settlement the size of Osgathorpe'*

- The PC understands that NWLDC has achieved its housing bank. This being the case, there is no need for any further housing development at present. In addition, the PC maintains that the site is outside the defined Limits of Development, thus not according with adopted Local Plan Policy S3 and Policy S3 of the emerging Local Plan. Indeed, a recent independent survey by Midlands Rural Housing concluded that, *'Given what you mentioned previously about current and planned development in the village it is fair to assume that the local needs identified will be met organically by those homes'* (July 2016)
- In addition, the PC insists that the site is within a defined Area of Particularly Attractive Countryside (adopted Local Plan Policy E22). The PC totally refutes points 17, 18 and 19 of the applicant's proposal and considers these statements as ignoring completely the views of the village. Environmentally the PC strongly objects to the removal of the mature hedge along Church Lane, which is the annual nesting site for numerous species of birds. The PC strongly disagrees and takes exception to the applicants statement (point 17) that the site *'has no attractiveness – nor could it be remotely defined as being particularly attractive'*. This is obviously a case of being *'in the eye of the beholder'*, as the PC and all of the village objectors consider this to be an attractive site and part of the village character which will be further eroded if Outline Planning permission is granted
- The PC has concerns about the access along the Highways to the site, All access roads are narrow and there is a weight restriction on the bridge. The other access road along Church Lane is virtually single track. Church Lane is on a National Cycle Route which, Sustrans claims, is 'safe': the PC asserts that this will no longer be the case due to the potential increased construction and housing traffic if planning is granted. In addition there are stables along Church Lane which will increase the danger to horses that are frequently ridden along there due to the quiet nature of the lane
- The planning authority will be aware that there is already fluvial flooding within Osgathorpe and the Environment Agency have identified the field where the development is proposed to be at risk of fluvial flooding from the watercourse. The Environment Agency have published this flood risk in Category 3 which is their most likely risk of suffering from flooding on an annual basis based on statistical storm return periods. The development will, of itself, increase this flood risk further due to the increased volume and intensity of runoff in to the watercourse from the developments impermeable areas placing the homes in the development, and adjacent existing homes, at an unacceptable level of flood risk on an annual basis.'
- NWLDC has categorised the district in to areas of high, moderate and low permeability. Osgathorpe sits in the 'low permeability' category and has a high response rate to rainfall generated run-off. As such, soakaways would not be an effective means of accommodating the increased intensity and volume of surface water from the proposed development, and would offer no protection against flooding from the increase when they are saturated with ground water and/or storm water. It is recommended that NWLDC seek advice from Leicestershire CC, under their remit of LLFA, to help in determining an appropriate means of attenuation for the increased flows that the proposed development will generate

- Foul drainage/sewerage: the PC assumes that the foul drainage from the proposed development will, if there is available capacity and, with the agreement of the local water company, be discharged in to the existing sewerage system but this will not be the case for the increased surface water that will be generated. The surface water will need to be stored and discharged to a local water course at a rate that should not adversely impact on the receiving watercourse, either through the quality or quantity of the discharge, and that this should also require the agreement of the riparian owner of that watercourse. The Parish Council require the increased volume and intensity of surface water associated with the proposal to be determined, the impact of the increase to be assessed, and appropriate attenuation proposals to be submitted for approval by NWLDC to ensure that there is no adverse impact and increased flooding risk as a result of the proposed development. Indeed, the manholes on the existing sewerage system at this point are already raised above ground level to prevent floodwater entering them
- The PC totally refutes the assertions made by the applicant in points 20 and 21 and wonders if they are viewing a different map
- The PC strongly objects to the installation of a new field gate on the northern edge of the proposed development as it feels that this will provide an open corridor for future developments. Indeed, there is already a viable access gate into the field between 29 Church Lane and the pumping station. If Outline Planning is permitted the PC wishes to see this element removed completely from any future plan and a restriction placed on any further housing north of the proposed boundary such that it is, in the words of the applicant, it will *'remain as horse grazing'* in perpetuity. Indeed, the PC would like to note that until 2014 the field was, in fact, used for the purpose of producing haylage for feeding to livestock
- The PC would like to note that the applicants do not live in this area and have absolutely no affinity with the village or surrounding area.

Regards,

Nicola Kozurek

Clerk to the Council