

LAVENDON PARISH COUNCIL



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Nicola Thompson
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24th August 2017

by post and email to nicola.thompson@milton-keynes.gov.uk

Dear Ms Thompson

Re: Application Number 17/02198/OUT Outline planning permission including means of access (all other matters reserved) for erection of 14 new dwellings (resubmission of 16/01630/OUT) At land east of Castle Road and North of The Glebe Lavendon

Further to the above application, please could you take into consideration the views of the Parish Council as below:

The Parish Council **OBJECTS** to this application, therefore, we request that it goes to DCC unless you are deemed to refuse the application under delegated powers.

Please also take into consideration that the Parish Council are not “serial objectors”, indeed we have actively supported development when it matches the needs of the village, for example, when a developer has proposed:

- A.** to enhance the entrance to the village,
- B.** to access directly onto the major road through the village and not, as in the case of this application, to access through an already busy housing estate that already backs up onto a minor road that then further congests onto the main road,
- C.** they actively seek to understand the needs of the village and then address ways to solve existing problems, going above and beyond their obligations.

The flooding in Lavendon is notoriously precarious, we have serious concerns about adding to the already inadequate drainage system here. The water from the Three Shires Wood and all fields between, drain to the very point of this site; the land becomes clay here and cannot drain at the same rate so regularly floods quite significantly, this is evidence of the already poor natural drainage.

We note and support the comments from your experts James Williamson and Elizabeth Woodhouse. The original application on this site was amended from 21 to 14 houses, at which point your expert advice seemed to have been disregarded and the proposed pond that was to solve these problems became a couple of fields, if it was important originally, why have the recommendations since been ignored?

Whilst we trust that your experts have calculated independently of the applicant's paid consultants, we cannot express strongly enough our major concerns not only for the houses immediately surrounding this site but for the whole village.

Construction traffic accessing the site will destroy the recently resurfaced road through The Glebe. The noise and safety of this for residents both young and old is of serious concern.

The intensification of use of an additional estimated 100 movements of traffic per day from the site through The Glebe, could not be sustainable in several parts of The Glebe, which is extremely narrow in places.

Already the traffic through The Glebe at certain times of the day is excessive, causing hold ups getting out onto Harrold Road and adding to the traffic from Harrold causes significant delays getting onto the A428 and making it near impossible for residents to leave their driveways. To add so tremendously to this problem would be grossly irresponsible.

The Glebe is made up of a number of cul-de-sacs which allows for safe play for children and is not designed for through traffic, it is barely possible to pass parked cars to get into the end of several of the cul-de-sacs, in particular the one that would be required to access this site.

Lighting from the menage on the site already causes an amenity impact and value to the existing houses, to have this constantly from houses that block sunlight during the day and creating unnatural light from dusk would destroy the very reason that most of our residents have moved into the village.

The village combined school has already reached capacity; an additional 14 houses would doubtless create the need for further school places.

As the doctors' surgery in Olney is at capacity, many existing and all new Lavendon residents have to use the Harrold surgery, which is 4 miles away and there is no bus service to get there from Lavendon. Added to which, there have been some significant planning applications to the villages of Harrold and Turvey which will all need to use the Harrold surgery, which is already close to capacity.

For the above reasons, we do not believe this planning application to be sustainable and indeed would cause significant harm to the village, therefore, the Parish Council categorically **OBJECTS** to this planning application.

We trust you will uphold your original eminently sensible decision to refuse planning on this site for all the reasons given, not only from ourselves but also from the majority of residents of Lavendon, after all, the land remains in open countryside which is contrary to policy S10 and will not benefit the village in any way and will doubtless cause massive problems.

Yours sincerely

Jane Brushwood
Clerk to Lavendon Parish Council