

Appendix A: Consultation Replies Summary

LCC Highways: No objections;

LCC Lead Local Flood Authority (LLFA): No objections;

LCC Archaeology: No objections;

LCC Forestry: No objections;

Environment Agency: No objections

Historic England: No comments to make;

Police: No objections

Severn Trent Water: No objections;

Parish Council: – Object;

Initial comments;

Condition 11 (construction traffic management). The PC objects to the discharge of this condition as no plan for construction traffic management has been provided by the developer. This is an issue of paramount importance to local residents, particularly in Great Dalby, who have justifiable concerns about noise, inconvenience, traffic chaos and parking problems which must be addressed. We agree with the objection by LCC Highways that a satisfactory plan must be submitted.

Condition 12 (footpath management plan). The PC objects to the discharge of this condition as no plan for footpath management has been provided by the developer. The land to be developed in this project is criss-crossed by a number of paths used by local residents on a daily basis. The PC believes that a satisfactory plan for the management of these paths is an essential condition to protect this local amenity. We agree with the objection by LCC Highways that a satisfactory plan must be submitted.

Condition 16 (WSI). The PC objects to the discharge of this condition. As noted by the LCC Senior Planning Archaeologist, further archaeological works are needed and a further WSI is required before this condition can be discharged.

Additional comments

The PC wishes it to be noted:

- That Condition 2 included the requirement that ‘...details of the play area proposed for this site should also be submitted.’ Repeated reference was made to play area provision at the planning committee meeting on 13th December 2018 (Minutes: pages 5 & 6, 7 & 8, 10). It was known at the time that local residents were well advanced in creating a play area elsewhere in the village, but it was nevertheless part of Condition 2. The village does not require two play areas but if

the development is not to have its own then the parish council considers that a contribution from the developer should be made towards funding the local group.

- That a second application (19/01376/OUT – since withdrawn) was discussed by the planning committee at an online meeting on April 9th 2020. At that meeting several councillors remarked on the fact that their vehicle had been unable to reach the site because of the number of parked vehicles on Burdetts Close. Residents of Burdetts Close have repeatedly expressed their concern about this matter and, although Highways have judged that access to the site conformed to the 6Cs regulation, there is nevertheless a practical problem with access that has not been seriously addressed.

Further Correspondence;

-During 2020 Severn Trent tankers were parked beside the inspection cover outside Cllr Johnson's house. They pumped out the sewer for several days, intercepting the flow to the pumping station. When questioned, engineers said that the pump in the pumping station had burnt out and was being replaced with a new one.

-At the beginning of September 2021 tankers were again pumping out the sewer at the same inspection chamber. The Severn Trent engineer who called on Cllr Johnson to apologise for the disturbance (overnight pumping into tankers) said that the new pump in the pumping station had again failed as it was not capable of pumping the volume of material in the sewer.

-When asked whether the solution to this problem would be a larger pump the engineer replied that this would not be a viable solution. The sewerage pipe between Great Dalby and Kirby Bellars is too small and forcing it to carry a higher volume of material would risk bursting the pipe.

-There is a duty on Severn Trent to provide any infrastructure required by new development. This poses the question of who would be required to pay the cost of more than 4 km. of new pipe laid between Great Dalby & Kirby Bellars?

-The volume of material in the sewer pipe might be reduced by redirecting surface water that currently flows through the sewer. However, this solution would inevitably have an impact on Great Dalby brook, which is actually a drainage ditch (rather than a waterway). Melton Borough Council as the Drainage Authority would be responsible for ensuring that the brook was not overwhelmed.

N.B. It is known that Great Dalby brook breaks its banks quite regularly. Various engineering works have helped to reduce the occurrence, but these measures have only a limited capacity to protect residents from further flooding.

Ward Councillor: Objects

1. Premature to discharge conditions 3, 4 and 12 as reserved matters application 21/00289REM still undetermined i.e. landscaping, footpath management, landscape management;
2. Condition 11 object as no plan for construction traffic management provided by developers;
3. Given that the committee comments on 9th April 2020 were clearly having second thoughts about the scheme it is not acceptable to vary conditions 5, 8 and 23 to the detriment of the site;
4. Condition 12 object as no footpath management plan provided by developer;
5. Condition 16 object as further archaeological work is needed and further WSI required before it can be discharged.

Also tree screening of 17 Burdetts Close from plot 11 has been replaced by a close boarded fence. The turning area adjacent plots 8 and 12 has increased so that green space behind 1 Main Street is reduced. Boundary area adjacent to the turning space opposite plot 19 shows a reduction in tree planting screening which will impact on the view from the church. The increase in width of the shared road surface adjacent plots 25-29 means that the green space associated with the attenuation pond is reduced.