

Objection to Planning Application 3/2011/1064

Whilst welcoming the provision of 32 affordable homes the Town Council cannot support the application as set out for the following reasons

Council believes that despite the argument of the developer this cannot be treated as on site as there are four hundred yards and over 150 properties (most over 100 years old) between the plots.

Therefore council believes that because it is two developments it would be contrary to Para24 of PPS3, as well as the council's affordable housing policies to have all social housing in the Mearley Croft site and none on the Primrose Village Phase 2 site.

Council also acknowledges that the wider area is part of the council's saved policy A1 for the environmental restoration of Primrose Lodge

This policy allows for limited residential development within the northern part of the defined policy area.

This is approximately the same as the Mearley Croft site, but not identical as the Southern end of the site (where plots 1-11 and the exit road are located) extends into the area that was zoned for environmental development only. This would appear to be in contravention of policy A1.

In addition the eastern half of Mearley Croft has extended out of the area into zoned for housing development in A1 into an area of the lodge that according to the Environment Agency is prone to extreme flooding. It should be noted that residents between 59-97 Woone Lane have already had problems in insuring their properties – the problem would only be exacerbated for those nearer the brook.

The Mearley Croft proposal also includes at plots 1-3 3 storey building facing onto Woone Lane. These would seem in out of keeping with the current Victorian Street scene.

Saved policy A1 also calls for the following Highways adaptations

- (i) measures to discourage the use of Woone Lane south of Victoria Street by heavy vehicles or non-local traffic are incorporated;
- (ii) the junction between Primrose Road and Woone Lane is realigned;

Neither of these were included in the first phase of the Primrose development and it would appear from there absence in the documentation for the final phase of the policy means that the application is again contrary to policy A1.

Finally policy A1 says that development will only be allowed satisfactory access can be provided from Woone Lane into potential development sites

The proposed access into Mearley Croft is at one of the narrower parts of Woone Lane, when the most satisfactory is opposite the Rectory or Victoria Street.