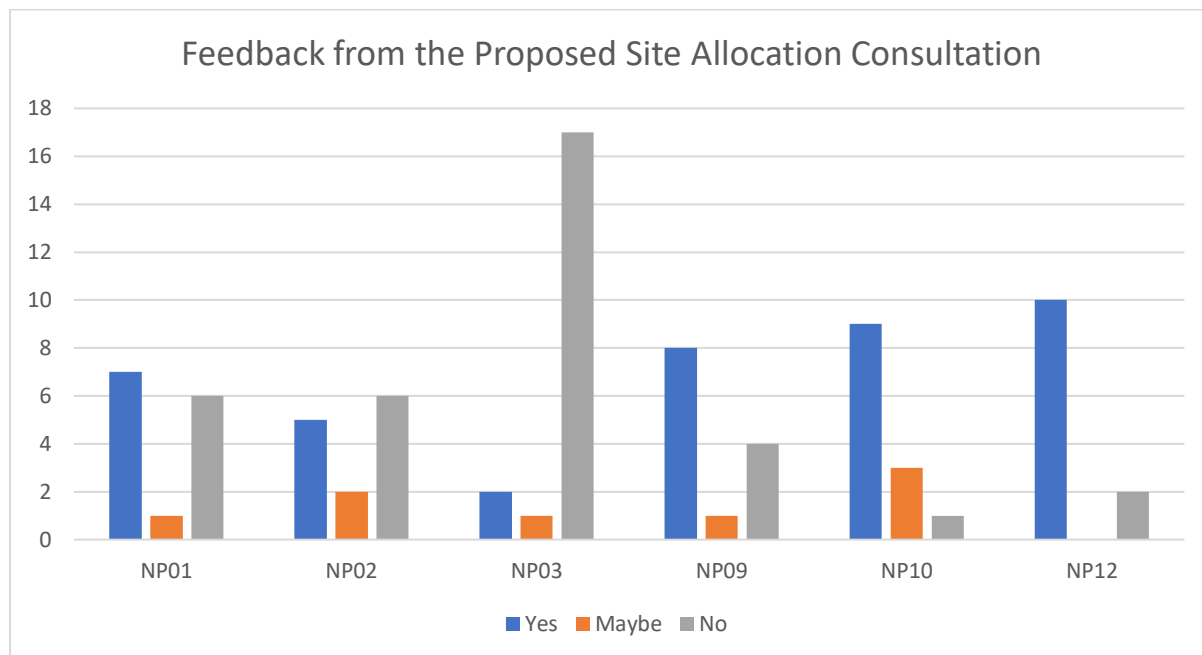


Feedback from Treswell and Cottam Proposed Site Allocation Consultation

Community Feedback



Site	Associated Comments from the public
NP01	<p>The site is not supported by the road infrastructure required – the bend is dangerous and the road narrow. There are better sites available.</p> <p>Such a development would be added to the extremities of the village, which is contrary to the Neighbourhood Plan. The nature of Rectory Lane at this location serves as a natural boundary at this end (west) of the village.</p> <p>Poor traffic access and egress.</p> <p>On a bad bend narrow road, poor visibility.</p> <p>Looks better option for the village both access on a better road.</p> <p>Poor on drainage, bad location, poor access in and out.</p> <p>Concern with access due to traffic.</p> <p>Whilst a change to domestic use on this site would be less problematic the access to this site is very dangerous and should be used for anything other than which it is intended. Agricultural use. There is no clear visibility and has been the site for accidents in the past. Doesn't this constitute building in the open countryside.</p>
NP02	<p>The proposed development would replace an open sided steel framed barn which is in line with old 18th/19th Century brick built cart shed on our land (Grange Farm). This cart shed represents the character and history of the village. The proposed development would be totally incompatible. Access to this site is from the bottom of Rectory Lane which usually floods once or</p>

	<p>twice a year. In 2007, the water was up to 5 feet deep and more recently (2009) was deep. Photographs are available.</p> <p>Backland development. Rectory road unsuitable for access.</p> <p>High flood risk.</p> <p>On a bad bend, narrow road, flood risk.</p> <p>Ok in Treswell fill in.</p> <p>Poor access to highway – steep and narrow. Flood risk.</p> <p>A plot to front on to Town Street would e preferred.</p> <p>This site is within an area of archaeological interest and this area has not been supported in the past by BDC. I cannot understand why this would be supported when other applicants have been refused.</p>
NP03	<p>The road cannot support another 9 houses – it is too busy. Again, this expands the village rather than infill. There is flooding in this field. Other sites present better opportunity as infill which I understand was the aim of the plan.</p> <p>Open for Gypsies to build on the field. Ridge and Furrow, retains water accident waiting to happen.</p> <p>This is obviously a no-no. Gypsies have previously located facilities on next field- since withdrawn. The road is too narrow to include development of the site.</p> <p>Such a development is totally out of keeping with the neighbourhood plan. It is a relatively large scale development on the perimeter of the village i.e. it is an add on rather than a development within the village.</p> <p>This field floods during prolonged rain. The runoff from this field is through the rear front garden of our property. Volume and size of traffic is excessive speed of traffic making it difficult to enter and leave our property, so how will 9 properties with vehicles be able to access and exit this development with safety.</p> <p>Due to the location being next to the travellers site, our worry would be that this opens up the change for the travellers to apply for there own permission to develop there own site, the increase of traffic on the lane and potentially hazardous entrance on a tricky bend.</p> <p>Logical extension to the village provides some of the allocation. Available and developable.</p> <p>Poor traffic access and egress on Cocking Lane with large volumes of traffic throughout the day.</p>

	<p>To large a plot, extends the village, would take up a large percentage of potential building allocation, access potential for accidents.</p> <p>Drainage is a problem. Water does flood road and adjoining gardens. Road too dangerous, highways do nothing. Ancient ridge and furrow field wildlife.</p> <p>Flooding from (surface), access.</p> <p>Flooding from (surface), access.</p> <p>Too large a development at this time. Problem, access to highway could be dangerous.</p> <p>Ok in Treswell fill in.</p> <p>We are concerned should permission be given to construct the proposed 9 properties adjacent to Sunnycroft. Where will the ground water from the field and the roof water from the proposed properties, and the access road discharge to? As soak-aways in clay ground do not work very well.</p> <p>No objections in principle but the site is too close to land owned by travellers.</p> <p>Ancient ridge and furrow. Floods and holds water. Highway issues a dangerous part of road. Nature reserve close and next to travellers field.</p> <p>A nearby application was previously turned down due to the amount of traffic which uses Cocking Lane making it dangerous to have more traffic pulling in and out.</p> <p>This area is located in open countryside and goes against the policy adopted by BDC in the past.</p>
NP09	<p>The existing access from Cottam Lane is not suitable. Two houses is too many. The character of the neighbouring buildings will be compromised.</p> <p>Logical extension to Town Street. Enhances linear form of the village good access from Town Street.</p> <p>This plot would use up a large percentage of available housing and restrict development elsewhere.</p> <p>This is not a safe site. Fits for Treswell outside and poor access in and out.</p> <p>Again, located in an area of archaeological interest but considered good infill. Possibly a site for more than two properties?</p>
NP10	<p>Access to new builds and drainage.</p> <p>Barns and side building plot – no objection. But, access egress challenge to be mitigated to satisfy highways and BDC.</p> <p>Heritage assets must not be compromised. Land at the back must remain open countryside.</p>

	<p>Fits for fill in.</p> <p>The site with frontage onto Town Street is ideal. Development of buildings to the rear is acceptable. No new development to the rear of the site should be allowed.</p> <p>Located in an area of archaeological interest plus concerns about the impact of access of the site to road users given the position being opposite a bad junction.</p>
NP12	<p>Provides an infill site with little detriment to surrounding properties.</p> <p>Surface flooding, beck flooding to close to boundary of neighbours. Objection of neighbour. Not aesthetically pleasing, loss of privacy, loss of trees, layout and density of buildings.</p> <p>Surface flooding, beck flooding to close to boundary of neighbours. Objection of neighbour. Not aesthetically pleasing, loss of privacy.</p> <p>Fits for fill in.</p> <p>Ideal in terms of frontage and access. True infill opportunity.</p> <p>Again located in an area of archaeological interest but considered good backfill/infill.</p>

Discussion amongst Neighbourhood Plan Group members who attended the group meeting on the xx January 2020.

- a) Group members present acknowledged the feedback from the consultation and read through each response in detail.
- b) it was agreed although there were some positive responses to sites, there are also planning related issues that are affecting, or could affect, the potential allocations of the site and this should be looked at in further detail. These issues include; highway safety, traffic, the impact on the character of the village, the introduction of 'backland development' on some sites, flooding and drainage and the impact on the countryside.
- c) for this reason, it was agreed, following a vote among members present:

NP01 = 6 voted in favour and 1 against its inclusion in the plan, but it will be limited to 2 dwellings.

NP02 = 7 voted against the site remaining in the plan largely due to traffic impact on Rectory Road and that it would introduce backland development behind existing properties.

NP03 = 7 voted against the remaining in the plan due to its impact on the character of Cocking Lane and due to the impact of extra traffic and poor access on to the Lane.

NP09 = 7 voted in favour of the site remaining in the plan, but it would be limited to only 1 dwelling.

NP10 = 7 voted in favour of part of the site remaining in the plan. The part of the site supported was the small infill section between two existing properties on Town Street. The principle of the redevelopment of the barns to the rear of the site was supported, but due to the impact on the

character of the area it was agreed that a separate policy be created to focus on the conversion of existing buildings in the Parish.

NP12 = 5 voted in favour of the site remaining in the plan due to this being a typical infill site which was supported by residents in the original questionnaire. 2 members were not allowed to vote to a declaration of interest in the site.

- d) the proposed development boundary for Treswell was discussed in detail and it was agreed, following a vote among members present that the proposed boundary should remain. 6 voted in favour and 1 against.