

## Fivehead Parish Council's response to 20/03631/S73

Following a full Council Planning meeting on 15 February 2021, which included a public consultation with representation from 21 households within the Parish, Fivehead Parish Council **voted unanimously that it could not support application 20/03631/S73**, as what has happened on this site is already substantially different to what has been approved under **18/01855/FUL and 19/02672/S73**.

Late on 12 February 21, the Council was notified by the Developer's Agent (Clive Miller Planning) that additional drawings were being prepared but would not be available in time for the Council to consider at its Planning meeting. On the guidance of the Case Officer, the Council proceeded with the meeting, consulting with the public and commenting based on the information available at that time. However, should amended plans be received by SSDC, the Officer has advised that the Parish and neighbours will be re-consulted on those revisions.

We believe the drawings being prepared now represent a **significant change** (we know this because the groundwork is done) to design, privacy, ecology and landscape; all of which are **material considerations**, which can only be considered under a **new application**, triggering new surveys, consultations, licences and reports, as the site is now entirely different, ie environmental, highways, drainage, tree/hedge, landscape etc. (The new drawings cannot legally be considered under the S73 application, which can only deal with minor amendments.)

In summary, the Council highlights the following technical points for consideration:

- The height of Plot 1 will result in harm to the character & appearance - SS2
- The Landscape Management Plan, Tree Plan, Ecological Protections and Mitigations have not been complied with; therefore, the new Landscape Plan should not be agreed. The new Plan results in a considerable net loss of planting.
- The Root Protection Area (RPA) and no-dig method of construction has been abandoned.
- There is no protection around the remaining 4 trees in the body of the site; one of these is already dying and requires removal.
- The Ecology survey, undertaken in 2017, is now out of date. Protected species known to be present on site have not been registered on SERC, and are now believed to be migrating to nearby sites; coincidentally these are not being picked up on other applications being submitted in the locality.
- The Dormice EPS licence is missing and will require amending for additional hedge removal at the entrance.
- The request to widen the access is to accommodate over-size HGVs to deliver the frames, rather than via the agreed crane method. This will jeopardise the safety of The Pound and Bridge Cottage and contravene the Ecologists' instructions to prevent damage to habitat and compaction.
- Additional openings on the west elevations were previously excluded to provide privacy for the houses in Ganges Close.
- The post-determination plans submitted (Highways, hard landscaping, drainage) have never been published, despite these being raised as contentious issues.
- The request for Conditions 8 and 10 to be removed, as there are no communal areas, is incorrect. Zone 1 is the undeveloped, conservation area, to be maintained by future occupants, and therefore communal responsibility.

For further detail, please refer to the Council's briefing document for the meeting which includes (at end of the document) Appendix A - Points of evidence from Planning documents and photos.

The Council has difficulty in commenting on an application that it feels is incomplete, supporting strong concerns from neighbours and the wider parish on **the key issue of the lack of detail on the levels of the buildings**, which the preparation of the site is already indicating will be excessively high and will encroach on the neighbours' visual amenity. The Council therefore asks that it is able to view and consult on detailed plans which address these issues before a decision on the S73 application is made.

The other **major point of concern for parishioners**, arising from the meeting and evidenced in the many comments submitted to SSDC directly, **is the demolition of the ancient woodland setting (including partial accidental damage and unauthorised repair to the adjacent Parish Pound)** and the **clear disregard to the detailed conditions of the original planning application** designed to protect this. The importance to maintaining this, due to the strong contribution to the village character, is stated in the Planning Design and Access Statement, with everything designed to minimise visual impact of the development on the landscape. This 'green' landscape has been virtually wiped out, along with its diverse wildlife, so the key question now is – **how can this be remedied?**

From the public comments on the SSDC website and the Council's photographic evidence, groundwork would appear to have already gone ahead, despite the S73 application not yet being approved. The Council requests that clear and strong action is taken with the developer and would appreciate a response to share with the Parish on how the negligence highlighted above will be addressed.

**Fivehead Parish Council**

17 February 2021