
From: clerk@kmps-pc.org.uk
Sent: 10 October 2023 15:21
To: Planning Folder New
Cc: Joyce Crooks; Robin Webber-Jones; Mark Boole
Subject: RE: 23/00824/OUT | Outline Planning permission for the construction of up to 7 dwellings and garages (re-submission of 22/01181/OUT) | Land Barwell Road Kirkby Mallory

Categories: Tidd

Apologies, previous email sent in error, please refer to this email instead:

The Parish Council has asked me to submit the following comments on the above application.

They ask you to refer to their previous comments on application 22/01181/OUT which still stand.

They also note the following:

- There does not seem to be any provision to access the rest of the land once the proposed houses are built.
- There is a lack of facilities in the village, no bus service.
- The development is outside the village boundary.,
- Barwell Road is a narrow and winding country lane that is only just wide enough for two cars to pass. A large number of accidents occur each year on the road already, primarily due to the inappropriate use of speed (the holes in the hedge, which increase in number each week, clearly evidence where speeding cars have left the road). The road in places is not in good order and just past the said site can and does flood when we have heavy rain.
- The entrance is dangerous and there is limited information about how this would be made safe Section 1.05 of the design statement states that the site has an existing vehicle access. This is indeed a farm gate with infrequent traffic due to the current limited use of the site. The access is used on average twice a month, considerably different to the proposed usage. With likely 2 vehicles per household, multiplied by 7 households, entering and exiting the site twice per day, that would equate to 840 trips in and out of the site per month which would be a 42,000 % increase in traffic! In addition, moving the entrance further down Barwell lane only increases the hazard due to the speeds of the traffic entering the village.
- 4.37 states that no impact on existing residential amenity would result from this development. The neighbouring properties all have drives that open onto Barwell Lane next to the site and therefore the 42000 % increase in traffic as a result of this development would have a significant impact on the residents ability to safely access their own front drives. Given the junction on to Church Road is also so close by, the resulting traffic queues would also severely impact the air and noise quality for which Kirkby Mallory residents already suffer.
- 7. 4.48 outlines personal injury collision data, but does not take into consideration the traffic collisions and incidents that have taken place due to the narrow highway entering the village. Barwell Lane is already extremely hazardous due to the narrowing and bends in the road, so the applicant's agent is incorrect when making statements regarding the impact of this development.

We strongly object to this latest attempt at gaining planning permission as the proposed development demonstrably and significantly outweighs any benefits of such a development.

Best wishes

Alexandra Stretton

Clerk/RFO to Kirkby Mallory, Peckleton & Stapleton Parish Council

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