

Wrigglesworth, Beth

From: Colley, Jane
Sent: 21 January 2016 14:12
To: Planning (HPBC)
Subject: FW: McCormick HPK/2015/0651
Attachments: DY279095 and DY278201 boundary with plan SR074.1-001.docx

An objection to HPK/2015/0651,

Thanks,

Jane

From: Jane Colley
Sent: 21 January 2016 10:42
To: Colley, Jane
Cc: [redacted]
Subject: McCormick HPK/2015/0651

Dear Jane,

I have updated the document that I sent you previously regarding boundaries so that it refers to the maps in the HPK/2015/0651 application.

I intend to give a fuller objection and provide other information but have to wait until Jan 29th for a court judgement from a case that was heard in September where details of the applicants site were brought in to court.

Please keep the attached as a 'place holder' and I will provide the remainder as soon as I am able.

Regards

Liz McCormick

Do you really need to print out this Email? Be green - keep it on the screen.

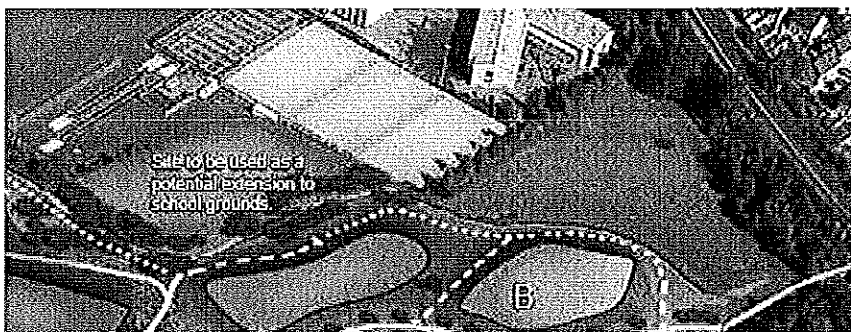
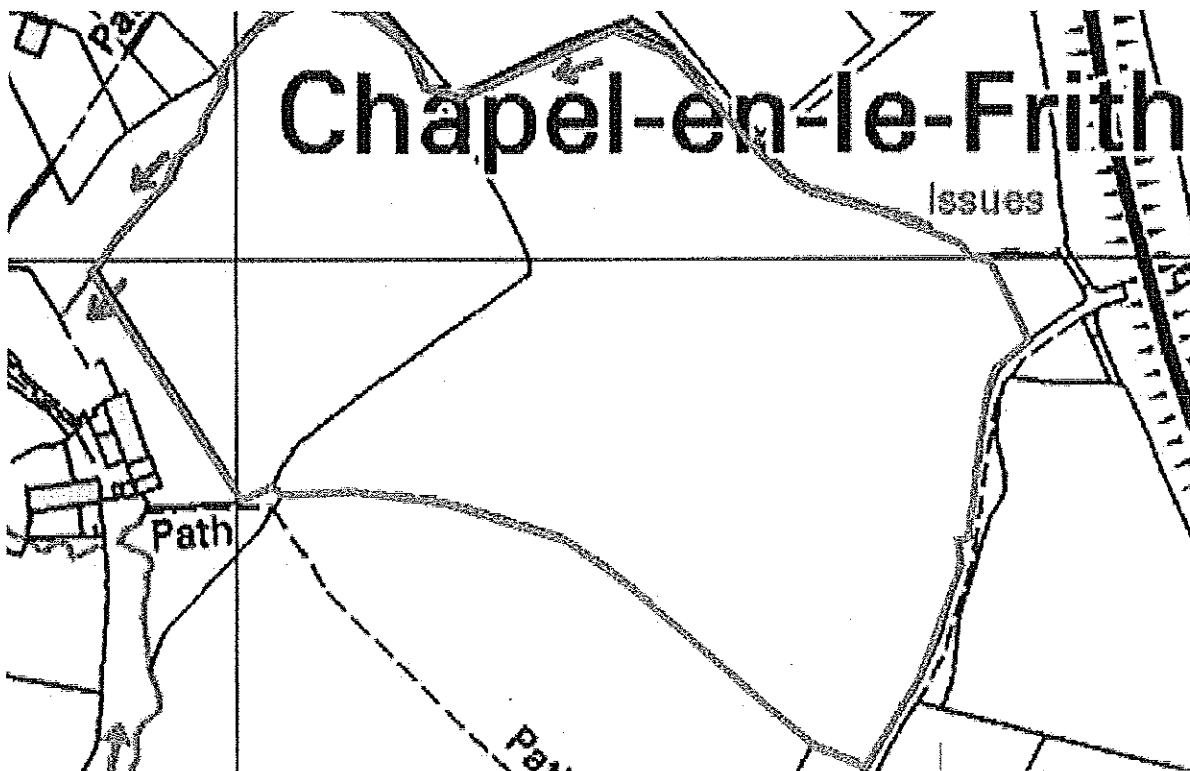
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DY279095 (owned by E McCormick) and DY278201 (Planning Application HPK/2015/0651 site) boundaries

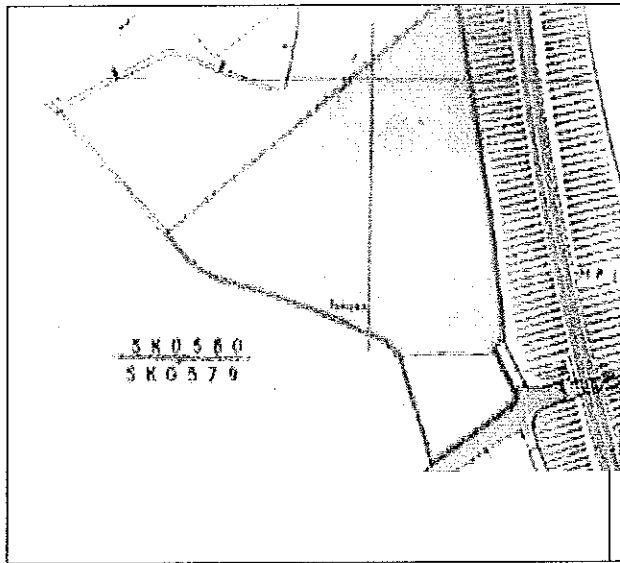
Location Plan SR074.1-001



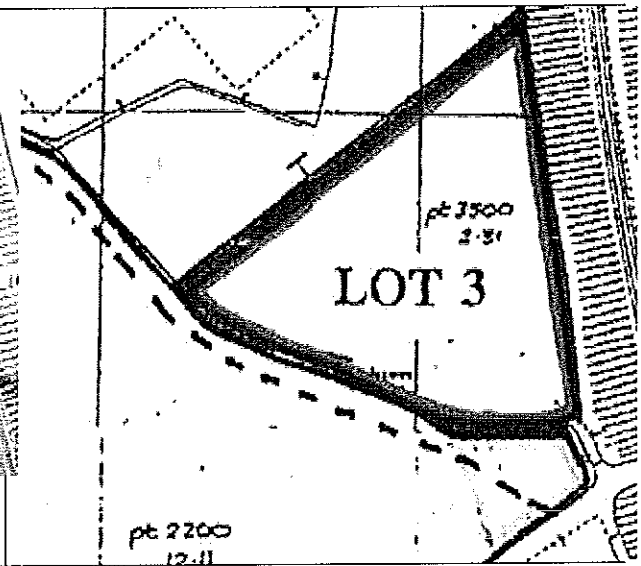
As the owner of land registered as DY279095 neither I nor my husband are prepared to allow the applicant access to the development site nor will we allow access to the applicants successors in title.

We have not received any formal notification from the applicant that the development will use part of DY279095 and yet the site plan does look as though it encroaches on to it.

DY279095 Land Registry Map

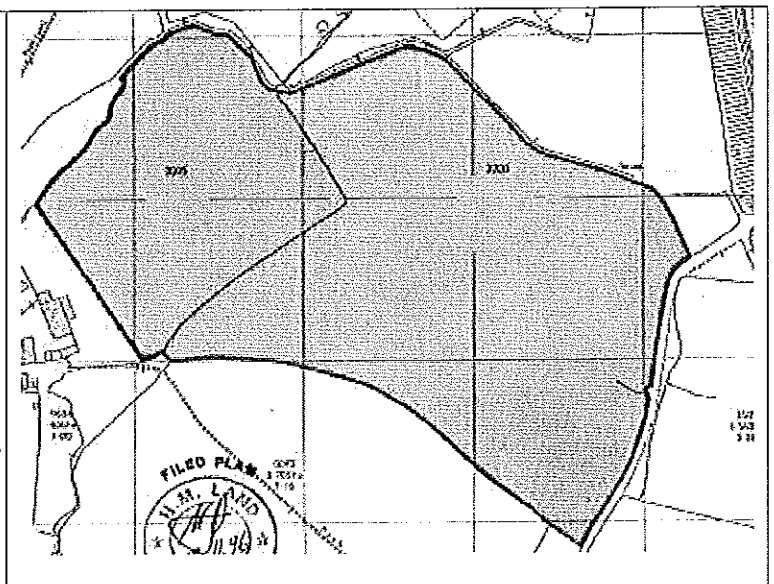


DY279095 Auction Map when the section in yellow was added to the field



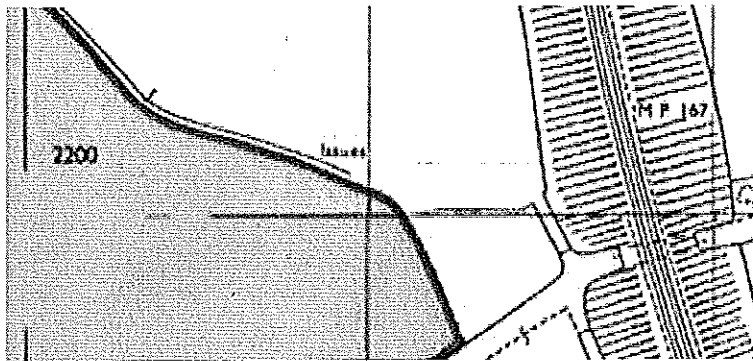
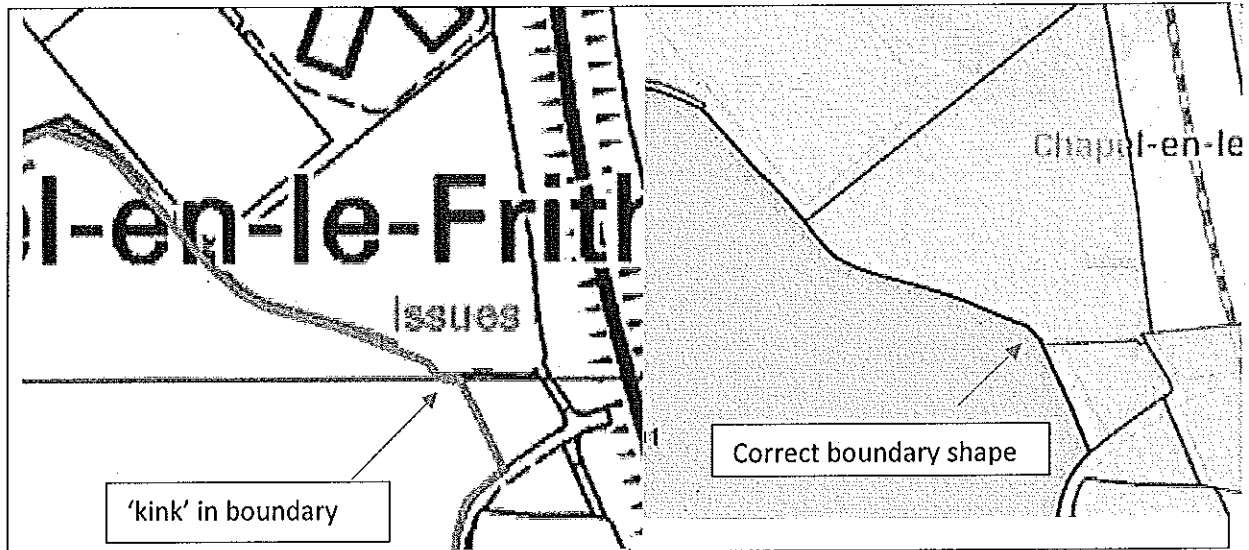
Suggested boundary according to some plans would place the ditch on the wrong side of the boundary

DY278201 Land Registry Map shows the ditch to start on neighbouring property DY279095 owned by E. McCormick



There is a noticeable difference in the shape of the boundary as entered in the planning documents versus the registered and fenced boundary.

The site plan SR074.1-001 has a 'kink' in the boundary and appears to move the site boundary towards the railway line.

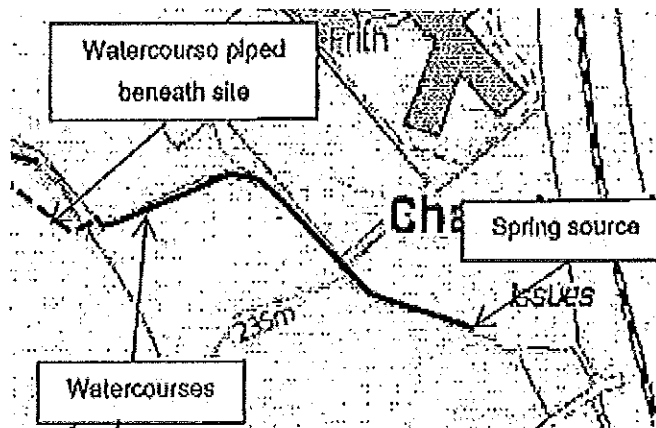


Proposed Parameters Plan Drg.14-111-NP extract does not match the land registry plan



DY278201 is fenced on the south side of the hedgerow and the ditch is on the north side of the hedgerow in DY279095. Drains flow under the railway (under the archway) and cross DY279095 where a drain surfaces into an open ditch, it is not a spring as suggested in some of the planning application documents.

357193 Flood Risk Assessment Pt.1 extract

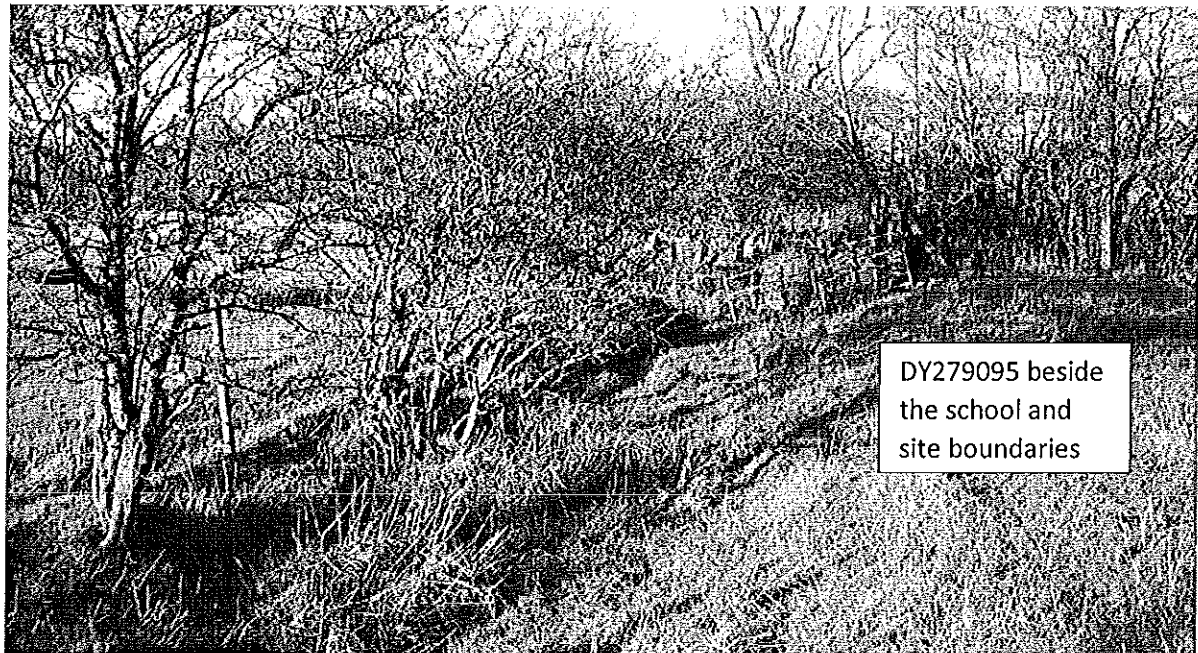


Exposed drainage pipe where a spring is suggested in the applicants Flood Risk Assessment.





As can be seen in this next photograph where the school is visible in the background on the right hand top corner the ditch runs from DY279095 and goes behind the school with the boundary fence of the planning application site being to the south side of the ditch.



The boundary fence as it runs away from Bank Hall Drive towards the school has no 'kink' in it.



357881 Revised Proposals post Neighbourhood Plan extract with the ditch shown incorrectly within the site boundary:-



Access Option 3 Drg.SCP 14281 F01Rev.B would appear to suggest that this potential secondary/emergency only access will run across DY279095 which does not match the above layout in the Revised Proposals post Neighbourhood Plan.

Access Option 3 Drg.SCP 14281 F01Rev.B shows the proposed access leaving the existing farm track and turning onto DY279095 at the point of entry to/exit from the railway bridge. Traffic signal control is to be introduced under the railway bridge and the carriageway may need to be lowered but how will this affect the drainage that flows under the bridge and carriageway?

