

Objection to: - Planning Application by Gladman Developments Ref 25/01696/OP for up to 130 dwellings on land east of Drovers Way, Pirton.

I strongly object to the above application as follows:

Drovers Way/Coopers Elms Access into The Gladman Proposed Dwelling Site.

The proposed vehicular access via Coopers Elms (cul-de-sac) as a through road into the proposed site for up to 130 dwellings is totally inadequate for high volumes of traffic and or construction vehicles, as a number of risk, concerns, and issues present themselves. I am a resident that resides on the corner of Drovers Way, and Coopers Elms. My driveway, along with 5 other neighbouring driveways within the cul-de-sac are in regular use for vehicle access, as is the parking area at the end of the cul de sac, will cause concern for safety risk and congestion issues. The volume of traffic that would pass to and from through Coopers Elms, and Drovers Way, as it proceeds through the tight 'S' bend section that leads to the 'Y' junction at the tight bend in Holwell Road, will create more serious safety and congestion risks. As this is already a blind spot for the village through traffic this will only add further disruption.

The proposed route of the Gladman development would require a substantial portion of the hedgerow to be removed at the end of Coopers Elms to make a through road into the proposed development site. I believe the hedgerow given its age and length should fall under the protection status of The Hedgerow Regulation 1997 Legislation. Destroying any part of this hedgerow will have a detrimental impact on the environment, wildlife and biodiversity of the area. Gladman has given no consideration to an alternative access route such as entry via the intersection east of Drovers Way/Holwell Rd whereby suitable signage and road markings etc would vastly improve this blind spot area.

The high density of 130 dwellings assuming 3 vehicles per household (390 vehicles) would vastly contribute to infrastructure services, highways, and village character being overwhelmed with this urban sprawl. Understanding that this conflicts with The Pirton Neighbourhood Plan and its scale breaches SP2 and SP1's emphasis on proportionate development. There are policies in place to protect the hedgerow loss of their boundaries, historic aspects, visual character, destroying a known habitat, and protecting hedgerow maturity especially where they provide transition between countryside and built form. Cala Homes in conjunction with community input ensured that the planning and building of Comice Meadows would meet the criteria for maintaining and respecting green boundaries, bridleway protection, hedgerows and aesthetic enhancement, none of which Gladman has proposed.

Water Supply & Sewage

Reference **Planning Application - Anglican Water Objection**

AW site ref: 25/01696/OP

AW state within their document a number of implications under **Section 3 - Used Water Network**

Anglian Water OBJECTS to any connection into our foul network from the proposed development due to capacity constraints and pollution risk. A sustainable point of connection (SPOC) cannot be given due to the development flows contributing to pollution and deterioration of the watercourse. Anglian Waters position is to object.

In conclusion, Pirton's charm and character needs to be preserved without the need for additional overwhelming spatial development. The demand for expansion is far too great - our borders are already at a stretch, we don't need to stretch them more.

For all the above reasons there is sufficient justification, respectfully, for the council to refuse this application.