

The Residents and the Parish Council object to this “Revised Scheme” at the site opposite Jaspers in Jaspers Green, as they have objected all along, to the overdevelopment of this site.

It is still our view that the application should NEVER have been approved in the first place for the following reasons:

1. Detrimental impact upon residential amenities

The decision has had and continues to cause demonstrable harm in relation to loss of green space, privacy and the right to enjoy a quiet and safe environment.

2. Over-development

The site is not and never has been big enough for the original Proposal 19/01744/FUL with little space for landscaping, car parking and sewage waste or amenity space. Increasing the accommodation and car parking spaces completely disregards the need for space for Water Treatment Systems and soakaways. Plot 3 is actually only 4.01 metres from the boundary with The Granary (not 4.7 metres) and so questions should be asked over the size of amenity space as this **cannot** be as stated. A soakaway for this property could **not** meet the criteria of being 2.5 metres from the boundary

3. Privacy

The Granary is severely impacted in this regard and, with the addition of further windows, other neighbouring properties will also be negatively impacted, suffering a loss of privacy. The design of the whole site does not afford adequate privacy for the occupants of the new buildings or of adjacent residential properties. Article 8 of the Human Rights Act states that “a person has the substantive right to respect for their private and family life”. The Granary garden affords full views of the downstairs rooms of the new properties, as predicted.

4. Car Parking

Additional cars will lead to the site becoming even more like a car park than has already been proposed and agreed. The site is not big enough to accommodate additional car parking and therefore increasing the bedroom allocation in the semi-detached properties will have a further negative impact on the natural and the historic environment. If this were sustainable development in any sense of the word, there would be no need for additional car parking, as adequate local amenities and a meaningful bus service would mean there was no need for multi car households.

5. Tier 3 Villages

Jaspers Green would previously have fallen into this category. Prior to the collapse of the Local Plan, BDC’s own statement, when considering the tests of sustainable development, was, “these will not normally be met by development within a third tier village”. And yet, you allowed this development to go ahead. Now you want to further compound the damage to this quiet, historic hamlet by allowing two storey development, at odds with **ALL** surrounding properties.

Jaspers Green has become the unfortunate location for “presumptive planning”. All of our objections have been repeatedly ignored and dismissed, and we feel certain that it was never intended that presumptive permission be granted in locations where total reliance on private vehicles would be the norm.

## 6. Sewage

**THERE IS NO MAINS SEWER IN JASPERS GREEN.** The Officer’s condescending report which acknowledges “Concerns where the sewerage would be dealt with” is too little, too late.

The Planning Portal records a total of **19** references to the lack of Mains Sewers in Jaspers Green across three separate applications which falsely claimed Mains Sewers would be used. This error in the current application was only corrected on 22<sup>nd</sup> January 2021 following the perseverance of a resident who entered into direct email communication with the Planning Officer. The Planning Committee granted permission in June 2020 based on an incorrect, misleading claim, signed and declared as “true and accurate” on 19<sup>th</sup> September 2019. How can this be within planning protocol?

Given that the site is totally overdeveloped, current legislation, as set out by the Environment Agency, will make the use of Water Treatment systems extremely difficult. Clear water run-off from a Water Treatment system can only be into a ditch that is “free flowing 12 months of the year” – there isn’t one.

Something of a conundrum, all created by a false statement on a Planning Application which BDC completely ignored. Is it legal to make false statements on a Planning Application Form?

## 7. Access

The Application Form states that there will be no alteration to the Pedestrian and Vehicle Access proposed from the public highway. This is untrue as the plans indicate quite clearly that the access will, in fact, cross with the access to The Granary and the privately owned farmland beyond. No consideration has been given to existing deeds and the easement which allows free access over the verge to reach the properties which are now behind the development site.

## 8. Ownership

The Application Form states that the applicant is the owner of all of the land to which the application relates. We dispute that as the applicant does not own the verge over which access to the site is required.

## 9. Flooding

Residents who have lived in Jaspers Green all their lives have never seen the ditch on the verge flood before. This winter however, there was terrible flooding as the paddock has now been concreted over; how will this be resolved?

Throughout this whole process we have asked many questions; we have never had any answers. We can only assume that this is because the Council has also not got the answers which suggests that the Developer, Essex Village Properties, is “ahead of the curve”, so to speak.

This is not democracy and Jaspers Green has lost valuable green space and any voice.