



Matter 9 : Policies for the Environment

9.1 **Policy EN1** on Landscape is clear enough but appears to be ignored by their own planning authority. An example of this occurred in the last 13 months where one of our residents prepared a detailed historical landscape assessment as an objector to an application to a new equestrian unit between Pickwell and Somerby which was completely overlooked by the senior planning officer. Why go to the trouble of producing a "Settlement Fringe Landscape Sensitivity Analysis" only to ignore the findings. The policy needs to be much clearer to avoid such howling errors. I can supply photos at the hearing if required.

I do not wish to make any further comments on EN2, EN3 and EN6.

9.2 to 9.6 **No comment**

9.7 Policies EN11(Minimising risk of flooding) and EN12 (Sustainable drainage systems)

Whether the above policies are soundly based is debatable. It is a highly technical subject and MBC does not have the expertise to interpret complicated data on such matters. Hence developers are using SUDS to convince planning authorities this can be achieved. In reality many fail as they are poorly carried out and maintenance is not bound into any planning conditions. As cost cutting on road and ditch maintenance reduces, the risk of flooding goes up on a daily basis. The responsibility for remedial costs needs to be spelt out to planning authorities so as not to shift the blame in the event of floods.

9.8 Policy EN13 : Heritage Assets

I do not agree that sufficient protection or weight is given in the current policy. For example, it does not refer to other standards such as Historic England.

The need to update, review and enlarge conservation areas as appropriate is a legal requirement and yet little weight is placed upon this. MBC has a number of Buildings at Risk and yet there is no policy to try and assist their removal. The impact by new development on existing conservation areas and archaeologically sensitive areas can be catastrophic so I am not sure a single page of A4 is much help here.

My village in Somerby, despite having a Conservation Area has a significant number of UPVC windows, fascias and doors within the CA but there seems little interpretation or action by MBC to rectify a growing problem.

