



# Queen Camel Parish Council

Chairman – Mr John Brendon

## Planning Application 18/03296/FUL Land adjacent England's Mead, Queen Camel

### Proposed development of 10 dwellings with access and landscape planting provision

At a Council meeting on 14th January Queen Camel Parish Council voted to OPPOSE this application for the following reasons:

1. **Vehicular access** to the site is via England's Lane, a narrow lane with bends and limited passing places. The lane already serves c.40 dwellings plus a busy bowls club, tennis club and playing field, and it would struggle to accommodate any more traffic. The Council is surprised that in a preliminary response to this consultation (doc. 8741185) County Highways expresses reservations about pedestrian access but does not touch on vehicular access. County Highways has previously opposed development likely to increase traffic along the lane by more than 5% (see doc. 8732422) and there is no good reason why it should resile from this position.
2. **Parking** provision on England's Lane and England's Mead is limited and many vehicles habitually park on the public highway, further restricting access. Given the tendency of residents (and their visitors) to park as close as possible to their homes it is unlikely that the provision by the applicant of further parking would materially reduce this problem.
3. **Flooding** along the river Cam is a serious and recurrent problem in Queen Camel. Parts of the proposed site are less than 100 metres from the river and the Council is concerned that run-off from ten houses and associated paved areas will have a significant impact on river levels. The Nook (Grid Ref = ST59112496) c.100m. from the site (downstream) would be particularly at risk, and also the buildings on the left bank of the Cam near Queen Camel bridge, c.400m. from the site (upstream). The Council therefore endorses the Environment Agency's call (doc.8726631) for a Flood Risk Assessment detailing flood mitigation measures to ensure that the development would not increase the flood risk but, ideally, would reduce it.
4. **The Queen Camel Draft Neighbourhood Plan** (<http://www.queen-camel.co.uk/neighbourhood-planning.html>) reviews the suitability of the site (and several others) for possible residential development and concludes that it is not suitable, not least for the reasons stated above. The Council recognises that the draft Plan currently has no legal force but it does represent the fruit of many years of detailed work by the Parish Council Neighbourhood Plan Steering Group in liaison with officers of South Somerset District Council and its detailed representation of local views and interests should not be set aside lightly.

For these reasons the Parish Council opposes the application.