

Staplegrave Parish Council

Dear Ursula Fay,

23rd January 2020

Further close examination of the submitted Banners Gate Drawing No 18040_BGL-DR-C-1000_S38E shows some unexplained, purple coloured rectangles and circles in the centre of the field north of the Grove. We are told that these are a pumping station, but are not told what is to be pumped, from and to where, or whether it is above or below ground.

Government Inspector Mr Griffiths, when considering whether the area north of Staplegrave was suitable for development or not, stressed that the Staplegrave Conservation Area and The Grove, which is registered as Village Green, should not be damaged and said that this field should not be built on. Because of this stipulation the Promoters showed the field only occupied by allotments and a drainage attenuation pond. But the Developers' plan, see page 4 of their Design and Access Statement, shows extensive housing included at the north end of the field and extending well down to cover about a third of its area.

This field also accommodates the start of the long distant path of the West Deane Way and, according to Policy TAU 2, the route of which must be '*sensitively incorporated*' within the development.

Therefore, buildings in this field are not acceptable and must not be permitted in any approval given to these current planning applications.

But one has to ask why was the pumping station placed here in the first place, there must be more suitable and less sensitive locations rather than in the centre of this field.