

Mountnensing Village Council

Response to Planning Application 25/00981/FUL

Following a Village Council Public Planning Meeting on 6th November, Mountnensing Village Council's comments on the above application are as follows:

Mountnensing Village Council strongly opposes this application on the following grounds.

- 1) The area concerned is well within the greenbelt boundaries for the borough and on this reason alone should be refused. The land has never been included in the local LDP for the area and never been considered for residential development. Given the developments of Blossom Park and The Elms, Mountnensing has near on doubled in population and homes in the past decade.
- 2) The drainage system proposed is not a viable one, given the multiple incidents incurred by various households along the Roman Road which all connect to the one solo 6" drainage piping system which runs the length of the road. Adding 60 plus homes to an already over subscribed drainage system is not logical or workable. Various homes have already been fitted with return valves to stop persistent backing up on the drainage system within residents' properties. The 6" pipe cannot cope with the amount of waste being pumped through currently, and so adding another 60 homes will ultimately cause further issues for residents. The drainpipe is fractured in parts and therefore failing.
- 3) Invasive Species - Significant areas of Japanese Knotweed in areas adjacent to existing residences. This will take over 18 months plus to eradicate and need to be monitored for a further 5 years. The current specie report will be out of date by April 2026 and so will need to be re-issued again in April 2026. The houses adjacent to the incursion of the knotweed are completely exposed to spore spread if the weed is disturbed and removed. We note the previous landowner had had treatment to the area to remove the weed infestation before, however this clearly hasn't removed all the infestation. We also note that until it was brought to the Borough's attention, most of the knotweed evidence within the report had been redacted from public viewing.
- 4) Highways – This is a most concerning area for residents and local councillors alike.

The demolition of a perfectly sound dwelling which until June 2025 had a family residing in it, goes against the borough policy of demolition. The family were asked to leave ASAP even though planning had not even been submitted, let alone approved. Furthermore, owners of 121a were not aware their property was included in the developers plans, until the plans were published in October. The

owners had given no consent for removal of their access or additional garage and pathway to their property within the proposed new development. This alone caused much concern for residents and councillors and is a flagrant breach of planning law.

MVC strongly opposes the installation of this planned new junction onto Roman Road. A road already overly subscribed as an alternative to the A12 and classed as a PR2 road. Despite the developers report, cars are seen daily at speeds in excess of 50mph. The proposed junction causes severe visibility issues to both drivers and pedestrians. The sight lines are insufficient. Please see our independent Transport & Highways report (attached). Note that the land either side of the present Roman Road is also owned by the Petre Estate, ECC Highways only have rights to the top 150mm, up to 2M from the kerb. No negotiations have taken place regarding the new access or indeed subsurface services. There is also an extant telegraph pole in the area of the proposed access.

The Transport Plan, gives no indication of improvements. The bus service is not a regular service and stops before 7pm in the evenings. The Railway station is more than 2km away, and so these two factors alone, indicate that all residents in the new development would be reliant on car transport. Increasing the traffic on roads already oversubscribed. The developer makes no note that the proposed development is in a low connectivity area.

The planned pedestrian and cycle area from the development through the Hillway, makes no provision for pavements on a currently unmetalled road with no pavement. It makes no provision for lighting or pedestrian and cycle safety. This junction area is a busy junction. Cars use the turning daily to access the large office site adjacent to the Hillway and additionally the Plough public house has large lorries making deliveries which also park in the junction.

We ask the Borough Planning Committee to consider these points raised.

Mountnessing Village Council
November 2025