

2. **Water Quality, Disposal and Environmental Pollution.**

The document dated 26th March includes a map showing the terrain and distances from the proposed buildings and lakes. The document states that 'if there was to be a leak, the foul water would drain downhill into Lakemoor Brook' – this would not be acceptable as all contamination should be avoided.

Underground springs could be affected by waste water seeping into the ground resulting in contamination / pollution.

The lie of the land and water course eventually reach the main watercourse – River Tern. There is already considerable waste disposal onto the owner's land. Despite EA regulations, serious pollution can be a result of excessive poultry production (refer to River Wye issues) – there is a need for an accurate Cumulative Impact Statement. The cumulative impact of this proposal together with existing operations must be assessed and considered before this application is determined.

3. **Transport Assessment Technical Note Addendum**

Any routing consideration must be discussed and agreed with the Highways Authority and Owner / Developer. The Parish Council attempted to facilitate such discussions but has no powers to negotiate or agree routes (as suggested).

We continue to dispute the number of passing places along this unclassified road. It appears that the number stated by the applicant has included private residential accesses and driveways, field gateways and a private lane – these are not highway land and should not be considered as passing places.

It was agreed that the Parish Council should include that if TWC is minded to approve this application, we strongly recommend that it is conditioned to ensure that, prior to any other development commencing, sufficient and appropriate passing places on highway land, must be created to offer some assurance to local residents and landowners that their land will not be detrimentally affected by traffic accessing the new development.

P24/008

Planning Application Consultation Policy

A draft Policy had been circulated for consideration. It was proposed by Councillor Wickson, seconded by Councillor Barrow, all were in favour and thus it was

RESOLVED that the Planning Application Consultation Policy be adopted.

Katrina Baker
Clerk
Ercall Magna Parish Council