

From: No Reply Web
Sent: 13 July 2025 20:07
To: Development Control
Subject: Comment from Online Planning System

Reference: 4/25/2208/0R1

Submitted on Sunday, 13 July 2025 - 7:06pm Submitted values are:

Application: 4/25/2208/0R1

Name: Parish Clerk

Address: Drigg Village Hall, Drigg CA19 1XF

Email:

Comments:

- (1) Any development over 10 properties is deemed a major development.
- (2) Line of sight will be affected if houses are built; Smithy Banks estate was designed to accommodate bungalows.
- (3) Unlikely that the drainage / sewerage system will cope with the additional properties using it, since it is liable to flood already.
- (4) There should be a clear division between Drigg and Holmrook as they are two distinct settlements; this development risks blurring the border between them
- (5) The Parish Council is concerned that there is no biodiversity net gain included in the documents supplied. It does not clearly state within the landscaping plan if this is their biodiversity net gain on site or if the landowner or developer will meet its biodiversity responsibilities off site. We would like clarification. There is no mention of any clause that biodiversity net gain must be monitored and managed by the landowner for 30 years, as per policy N3 page 282 if this is to be met by the onsite landscaping plan.
- (6) The Parish Council is disappointed that the development does not incorporate water efficiency measures as per policy DS4 page 122 (roof water collection / water butts) and does not include rooftop solar panels
- (7) Only four visitor parking places have been provided for 21 dwellings. This is not sufficient. Parking in the village lay-bys is not acceptable; the rural settlements of Holmrook and Drigg already have parking problems and no public car park. More visitor parking needs to be incorporated into the development.
- (8) Policy DS6 page 126. The Parish Council has concerns that the development may cause problems with the constraints of existing water drainage / sewage infrastructure capacity. Has the developer looked at the levels of the existing system it intends to join into? The sewage system is at capacity and the sewage plant at Greengarh is close to the river Irt, a habitat for sensitive fresh water pearl mussels which could be adversely affected should it overflow. Additional surface water could exacerbate the flooding on the public bridleway / track to Groundy Croft farm to the west of the development, which is already a regular occurrence.
- (9) The application does not include a construction environmental management plan to show how it will mitigate adverse effects on surrounding communities: Policy DS4.page 121/122/123. The Parish Council would like confirmation that construction vehicles would be contained onsite

and not parked on the road and in lay-bys. We have concerns that the development must commence within three years but no completion time scales are given. There is the potential for noise and disturbance for any number of years, which will adversely affect local resident's enjoyment of their properties on the boundary of the site, and close to it on both sides of the development during construction.

Summary of response: Object