



I, a resident of Epworth, collectively and vehemently object to planning application PA/2025/748. I formally endorse the recommendation for **Refusal** made by the Case Officer, asserting that the proposed development of 120 dwellings fails to meet the core tests of sustainability and presents demonstrable and irreversible harm to our local environment, heritage, and infrastructure.

## **I. Irreversible Environmental and Heritage Harm**

The proposal is in direct contravention of national and local planning policy designed to protect irreplaceable assets.

### **1. Conflict with National and Local Heritage Policy**

The site's location is fatally flawed, threatening a nationally significant heritage asset:

- **Area of Special Historic Landscape Interest (ASHLI):** The land is specifically designated within the Isle of Axholme ASHLI, recognised for its unique cultural value.
- **Ancient Open Strip Fields (AOSF):** The development area, known as Church Field, contains exceptionally rare and well-preserved AOSF. This asset is of national significance due to its rarity and integrity.
- **Policy Violation:** The development represents an unacceptable visual intrusion and extension of the built environment. It directly conflicts with North Lincolnshire Local Plan policies, notably **LC14** (Area of Special Historic Landscape Interest) and **LC7** (Landscape Protection).
- **Irreversible Damage:** The introduction of 120 dwellings would cause **irreversible and permanent harm** by obliterating the defining characteristics of this historic landscape, severely compromising its character and legibility. This harm is deemed to significantly and demonstrably outweigh any purported benefits of the proposal.

### **2. Loss of Agricultural Land**

- The development involves the loss of **6.17 hectares of Grade 2 agricultural land**, which is classified as "very good quality" and is currently in productive use.
- This is contrary to planning principles aimed at protecting the best and most versatile agricultural land.

## **II. Unacceptable Strain on Critical Infrastructure and Flood Risk**

The existing infrastructure in Epworth is already stressed. This development's reliance on insufficient capacity will result in unacceptable consequences for existing residents.

### **1. Water Management and Flood Risk (DS14, DS16)**

I share the strong concerns raised regarding surface water run-off and drainage. Our community is already subject to regular pluvial and fluvial flooding, and the proposed scheme fails to provide adequate assurance:

- **Exacerbated Flooding:** The design and scale of the development pose a high risk of exacerbating flood impacts on existing adjacent residential properties.
- **Sewerage Capacity Overload:** The proposed density is highly likely to exceed the operational capacity of the local sewerage treatment plant situated on West End Road, increasing the risk of both foul water discharge and contamination.
- **Health and Safety:** I object to the creation of **open water features (SuDS)** within the site, which have been specifically identified as presenting a danger to the public, particularly children, which necessitates stricter mitigation measures than those currently proposed.

## 2. Traffic Safety and Congestion (DS1, RD2)

The proposal fails to demonstrate that the local highway network can safely accommodate the significant increase in vehicular movements from 120 new homes:

- **Traffic Impact:** The anticipated traffic from both the construction phase and the completed dwellings will generate unacceptable levels of congestion and associated fugitive dust emissions during construction, requiring robust mitigation via a Construction Environmental Management Plan (CEMP).
- **Highway Safety Deficiencies:** While the Highways team may not have raised a formal objection, their imposed conditions highlight the inherent risks:
  - The requirement for a Stage 2 safety audit on the proposed roundabout access.
  - The necessary extension of the 30mph speed limit and provision of new lighting.
  - The mandatory provision of a new footway to connect the site to Rectory Street.
- **Sustainability:** Given the limited public transport options, the development promotes an over-dependence on private cars, contrary to policies promoting sustainable transport.

## III. Conclusion

The application, as currently proposed, represents **unsustainable development** that poses a direct, demonstrable, and unmitigated threat to a nationally significant historic landscape and places an unacceptable burden on critical local infrastructure (drainage, sewerage, and highways).

My objection is robustly grounded in the material planning considerations detailed in the officer's report. I urge the Planning Committee to uphold the recommendation and **Refuse** planning application PA/2025/748.