

*Monks Orchard Residents' Association  
Planning*

**Mr Neill Potts - Investigator**

**The Local Government Ombudsman  
PO Box 4771  
Coventry  
CV4 0EH**

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22<sup>nd</sup> July 2019

[N.Potts@coinweb.lgo.org.uk](mailto:N.Potts@coinweb.lgo.org.uk)

Email:

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[hello@mo-ra.co](mailto:hello@mo-ra.co)

[chairman@mo-ra.co](mailto:chairman@mo-ra.co)

**Your Ref: 19 003 809**

Dear Mr Potts

Thank you for your letter outlining your assessment of our complaint reference 19 003 809 Draft Decision Dated 16<sup>th</sup> July 2019.

It is understood that you take the view that, based on the evidence we provided, you do not intend to investigate our complaint further and we accept your decision with an understanding that this was a likely outcome considering evidence of the LGO's recent past performance.

Our experience of recent complaints to the LGO is that extra weight is given to the professionalism of councils irrespective of strong and supporting evidence that a council might be unprofessional and remiss in its actions.

In reference to Paras 12 & 13 of your draft response: we do not agree with your analysis as our concerns are for the safety, security and requirements of future occupants of the development who obviously cannot complain as they are not party to this stage of assessment of this development. This is precisely why following policy and guidance is vitally important and that all issues are openly fully debated at the Planning Committee Stage.

The SPD2 Design Guide referenced in our evidence provides common sense requirements of access to a backland development for the safety, security and acceptability of access of future occupants. The available drive access width of just 3.1m for this proposed development is unacceptable and precludes access to all emergency vehicles and removal Pantechincons.

The proposed development properties are likely to be of timber frame construction of highly combustible materials, and taking this into account there may be instances (such as a cooking fat fire) where sprinklers may not be an appropriate or adequate solution in dousing a fire which could take hold and spread very quickly.

Access for a fire tender and other emergency service vehicles need to get as close as possible to any incident to effectively deal with the incident, for both the safety and security of affected residents and the emergency services personnel. Emergency equipment and provisions are carried in the vehicles and the time lost in transiting from vehicle to incident for appropriate equipment or other medical supplies or support requirements could be life threatening.



New occupants' capability to move into the future properties will be compromised by such a limited access. It is likely that furniture removal companies will not quote for delivering bulk furniture and white goods if their Pantechicons delivery vehicle cannot gain direct close access to the dwellings.

If the council do not take any responsibility for ensuring these issues and identified difficulties envisaged are discussed and debated at the outset of a decision-making process, it will be too late to rectify them at a later date.

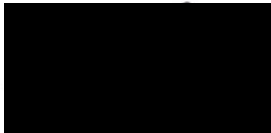
Not to have fully considered these issues at the outset was not only considered incompetent but dangerous, and it's a pity that the LGO do not consider the implications of their decisions and the future practicalities which are of significant importance when undertaking their investigations.

All these communications will be kept on record and offered as evidence if required at any future incident inquiry relating to this development.

All our complaints and their history are published on our website at:  
<http://www.mo-ra.co/planning/planning-complaints/>

**Kind Regards**

**Derek Ritson**



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**Derek C. Ritson I. Eng. M.I.E.T.**

**MORA Planning**

*Representing, supporting and working with  
the local residents for a better community.*

