

I refer to your letter dated 01/05/2020 requesting comments to revisions of the plot layout plan for the above proposed development.

My comment is a general, but specific, one relating to the proposed plots directly behind Sinah Lane.

Residents of Sinah Lane whose houses back onto the field which would be used, of which I am one, are more affected by the proposed development than most in terms of degradation of privacy and outlook. And yet Barratt Homes seem not to have considered this at all. In fact Drawing No. N81:2517 by IDP on your files shows what looks like the most densely packed housing section in the overall layout is just behind Sinah Lane, especially towards the western end of the stretch. There is even one the tallest house types (2.5 stories) proposed for this section.

My own situation is directly affected by plots 178 and 179 which have a two story two family building, the Maidstone type and one of the largest I believe, directly in line with the full width of my garden - which is the narrowest garden in the immediate area. So I will have two sets of people directly overlooking my garden and the rear of my house, where we spend most time. On the eastern side, in plot 180, is the 2.5 storey building I referred to above and on the western side another two story building which is only separated from the building on plot 178 by a small gap - both overlooking my house. I also see that solar panels are being installed on these houses. As you will know, these are ugly and out of character for the area. Furthermore, presumably they will be installed on the south facing roofs, i.e. directly facing my house and my neighbours and in direct sight.

And yet sections of the layout area which would not cause outlook issues for existing residents seem to have been utilised inadequately. I refer to the proposed layout west of and adjacent to the Billy Trail - where there is no existing housing. Instead of having a run of new houses parallel to the Billy Trail, Barratts are proposing a much less dense area with houses pointing away from the Trail.

I also would have thought that an experienced company like Barratts would have considered planting trees to minimise the visual and privacy impact of this development on existing residents. I see no evidence of this.

I want to register an objection to the layout and hereby kindly request HBC to insist that Barratts change the proposed layout so that the outlook and privacy negatives of the development, if it goes ahead, are minimised for those existing residents who are on "the front line", so to say.