

Objection to planning of development on Woodcroft Farm

To Whom It May Concern,

Please could you confirm receipt of this objection.

I am writing to formally object to the proposed housing development on Woodcroft Farm Development Site, Woodcroft Lane, Waterloo, across the two fields adjacent to our Catherington Park community. My objections are based on several critical concerns, including the exacerbation of existing drainage and waterlogging issues, the detrimental impact on local wildlife habitats, significant problems related to traffic, noise, pollution, and overall quality of life, the inability of local amenities to cope with an increased population, and the potential damage to protected land and trees.

1. Exacerbation of Drainage and Waterlogging Issues

The area surrounding the proposed development site already suffers from significant drainage and waterlogging problems. These issues have been documented and are a cause of concern for local residents, particularly during periods of heavy rainfall. Developing these fields will only compound these problems for the following reasons:

- **Increased Impervious Surfaces:** The construction of roads, houses, and other infrastructure will significantly increase the amount of impervious surfaces. This will reduce the natural absorption of rainwater into the ground, leading to increased surface runoff.
- **Overloaded Drainage Systems:** The existing drainage infrastructure is already inadequate, and the addition of more water from the developed site could overwhelm these systems. This will likely lead to more frequent and severe flooding in the surrounding areas, posing risks to property and potentially health.
- **Soil Compaction:** Construction activities will compact the soil, further reducing its ability to absorb water and exacerbating waterlogging issues.
- **Existing Subsidence Issues:** The land is already badly waterlogged, which has impacted properties nearby. A house behind mine, only five years old, is already facing subsidence due to these conditions. Adding more structures will worsen the situation.

2. Detrimental Impact on Wildlife Habitats

The fields in question are home to a variety of wildlife species, many of which rely on these habitats for survival. The development will have several negative impacts on these species, including:

- **Loss of Habitat:** The construction will destroy the existing fields, which serve as vital habitats for birds, small mammals, insects, and other wildlife. Many of these species may be unable to relocate and could face population declines or local extinction.
- **Disruption of Ecosystems:** The development will disrupt the natural ecosystems and food chains that exist within these fields. This disruption can have cascading effects, harming not only the species directly impacted by the loss of habitat but also those that depend on them.
- **Increased Human Activity:** The increased human presence and activity associated with a new housing development will disturb the remaining wildlife, leading to further stress and displacement.

- **Wildlife Tests:** Recent wildlife tests completed in the fields showed a huge amount of wildlife, including but not limited to deer, bats, badgers, foxes, squirrels, mice, and various insects. This biodiversity will be severely impacted by the proposed development confining what survives to ever decreasing areas with increased human disturbance.

3. Increased Traffic and Access Issues

The proposed development includes only one access point, from Eagle Avenue, which will significantly increase traffic in the area, creating several problems:

- **Construction Traffic:** During the development phase, a substantial number of work trucks and vans will need to pass my property, navigating a sharp bend. This will increase noise, pollution, and dirt in the area, severely impacting the quality of life for existing residents.
- **Long-term Traffic Increase:** Once the new residents move in, the traffic on the single access road will increase substantially. The current infrastructure is not designed to handle such a volume of traffic, leading to congestion and potentially hazardous conditions.
- **Insufficient Parking:** The pre-existing properties already suffer from a lack of adequate parking. Adding more vehicles from the new development will exacerbate this issue, making the single road accessing the new site even more dangerous.
- **Impact on Property Values:** The ongoing construction and subsequent increase in traffic and noise will likely decrease the value of our properties. Living on what will effectively be a building site for years to come is an unacceptable burden for current residents.

4. Insufficient Local Amenities

Local amenities are already struggling to cope with the current population, and the proposed development will further strain these resources:

- **Healthcare Services:** It is currently almost impossible to get a doctor's appointment in a timely manner. An influx of new residents will only exacerbate this problem, leading to longer wait times and potentially compromised healthcare for all residents.
- **Educational Facilities:** Local schools are at risk of becoming oversubscribed. The recent increase in the number of families having children in the area is already impacting school capacity. An additional influx of students from the new development will put undue pressure on our educational system.

5. Potential Damage to Protected Land and Trees

- **James Copse:** The local woods, known as James Copse, will become the only walkable area for dog walkers to experience nature. Increased foot traffic and human activity will inevitably lead to significant damage over time to this protected land.
- **Tree Protection Orders (TPOs):** All local trees have Tree Protection Orders (TPOs) on them and will face damage if the surrounding area becomes a building site. The construction and subsequent development activities could harm these protected trees, impacting the local environment and landscape.

6. Impact on Property Light and Privacy

- **Blocked Light:** The proposed development will result in new houses being built in front of my property, blocking natural light. This will not only affect the enjoyment of my home but could also have practical implications and impact the value of my property.
- **Reduced Privacy:** My home will become overlooked by the new development which will also reduce the enjoyment I feel in my home, potentially my safety and also impact the value of my home.

Conclusion

Given the existing drainage and waterlogging issues, the potential for significant environmental impact, the numerous traffic-related concerns, the insufficient capacity of local amenities, and the potential damage to protected land and trees, I urge the planning committee to reconsider the proposal for housing development on these fields. It is essential to preserve the natural landscape and wildlife habitats, address the drainage problems, ensure the safety and quality of life for existing residents, and protect our local amenities and environment before any further development is considered.

I strongly advocate for alternative solutions that do not compromise our environment and community well-being. Perhaps focusing on enhancing current infrastructure and exploring less impactful development sites would be more beneficial in the long term.

Thank you for considering my objections. I hope the planning committee will take these concerns seriously and prioritize more sustainable development practices should a further analysis of local housing needs show that there is a requirement for more housing as opposed to financial gain by developers.

Sincerely,

[Redacted text]