

Dear Sirs,

REF APP/24/00032

Proposed Engineering Works to reconfigure existing Drainage Ponds, Manor Farm Close.

The above Application is merely a repeat of Barratts original attempt to gain access onto the adjacent land for development which was refused by HBC. This revised attempt is based on a Covenant which has magically appeared after 9 years !

The existing access at the South end of Manor Farm Close has been adequate for 9 years (plus the Manor Farm development period) and during this time the land has not been used for arable Farming nor livestock.

The revised evidence submitted does not signify that anything will change.

FACTS

Width between existing pond fencing exceeds 6 metres.(minimum)

Width of private road (Fifth Av.) is 4.9 metres

Width of existing farm access 4.6 metres

Width of existing farm access gate 3.1 metres

IF access can be proved essential (with evidence) then there is already sufficient access width between the pond fences (6M) for farm vehicles, which negates the requirement for pond reconfiguration work and the realignment of the footpath.

Also, the width would be greater than the private road (4.9M). With parked cars along Fifth Av this width would be greatly reduced and therefore not a practical or safe access for farm vehicles.

Part of the footpath and pond realignment work falls outside Barratts Easement strip, and therefore on land not in their ownership. Formal approval must surely be obtained in advance ?

OTHER POINTS

The 'Site Walkover Report' (Tetra Tech dated March '24) is very restricted and does not take into consideration the strip of natural scrub land adjacent to the site boundary. This land is a natural habitat for flora and wildlife and a hunting ground for animals and numerous birds, including Starlings, Kestrels and even Red Kite. This will be partially destroyed with a new access into the field.

The submitted Planting Plan (GLS 020 149 1500/A) appears to show a 'dead tree' being retained and protected?. Also, the plan shows the 'existing hedgerow / planting' alongside Manor Farm Close as being retained which will seriously restrict any farm access.

All the time and effort being put into this expensive 'works' by Barratts is obviously to create sufficient width for a full road access onto the farmland (as the original Application) and should be seen as such by HBC.

The above Application should be refused on the facts given above.

