

Hi Kayleigh,

I am writing to you to strongly oppose the application for the development of up to 190 units at Woodcroft Farm (otherwise known as the Phase 3 development).

Firstly, I have only just moved into my new build property on 17th June 2024, and I only found out about the development due to another resident posting their letter on the estate's social media page. I've also been made aware that not all residents received letters relating to this matter.

My new house will be directly affected by the establishment of this development. We picked our house carefully given that it was on a dead-end road and we would have very little through traffic (we are on Wilkes Way). This application is now showing that we would be one of the main roads onto the new development, which we strongly oppose, as do our neighbours! We have saved and paid a lot of money for the privilege of having our new house on quiet, safe street, particularly given that we have two small children. This development would not only welcome building construction vehicles and excess noise, but also much more traffic moving up and down our road to access the additional 190 units.

We have recently looked into the area a lot more closely and have been told there is a badger sett on the area proposed. To add to this, other wildlife which frequent the area, including deer, will be put at risk. We have heard reports they will plan to avoid the direct area but surround it instead. I don't see how this is a suitable solution to the problem, and it needs to be highlighted that badger setts are protected by law.

We noticed on the application that the run-off water from the Phase 3 development would also be routed down Wilkes Way. I'm not sure how this can be signed off as Phase 1 and 2 already suffer from flooding.

We were told that the roads in Phase 2 will be adopted in the coming months but I fail to see how that will happen if this proposal goes ahead. Many of my neighbours have waited years for the area to be finally complete so that they can live in a peaceful environment and enjoy their homes without the nuisance of more building works in the area.

Apart from how this directly affects me and my family, I hope that you can consider the other points above in relation to our neighbourhood. It is not right that we should be put in a position where we have to worry about flooding or the likelihood that our properties will drop in value due to our street being made into a "main" access road, rather than a quiet cul-de-sac.

I look forward to your response.

