

1st September 2022

Dear Sirs

Planning application – APP/22/00669 – Kingscroft Farm/Meyrick Road

Further to being sent a notice in respect of an application to build on the land behind our property, I am writing to make my representations which I would ask be considered before any application is approved.

My representations are as follows:

- It should also be noted that I have found some Cadisfly records on NBN Atlas in the area (Agapetus, fuscipes, Drusus, Annualatus, Limnephilus Lunatus) from back in 2000 which I believe will have some bearing in respect of the development and will require some further investigations prior to the application being approved.
- A significant concern I have is in respect of the wildlife we have which includes bats, hedgehogs, dormice and slow worms. Please confirm if an Ecological report has been completed and if it has is there evidence of the wildlife I am referring to? If so what mitigation will be provided to overcome their existence within the site? This needs to be considered prior to any approval being granted. Furthermore, I can see a report was undertaken but no bats have been considered which are significant as there are so many of them and they are seen without fail every day. Furthermore, it is felt the report needs to be undertaken again on the basis that this report was done this year when the temperatures were significantly higher than most years (in fact I think we reached a new record for heat this year), therefore wildlife would have been finding somewhere to shield and therefore it might not show a true reflection of the wildlife in our area. Furthermore, we have never seen anyone come out at dusk or at night when of course most wildlife come alive. Therefore it is felt a further wildlife reports needs to be undertaken.
- I do believe the land behind our home is prone to flooding as we can evidence this from the significant water we get in our garden and what we can see directly behind our fence in the winter months. Therefore, please confirm what flood zone the site sits in and what mitigation is in place to cover the location and prevent the properties flooding?
- Traffic for 140 dwellings in this area is going to be a large problem. You can already see from Meyrick Road, Ranelagh Road, West Street and Brockhampton Road that most often emergency services would not get around the parked cars. Therefore, it is not believed that the roads could cope with another, at least 140 vehicles in the area. Therefore, I believe the following needs to be considered prior to any decisions being made on the application: site entrance/number of traffic movements, a traffic survey, any provision for pedestrians that will be put at the site as of course there is no full pedestrian walkway in many of the roads in this area so it is not sufficient to simply add a pathway close to the development and on the development. Ultimately I do believe that the developer needs to look further into an entrance at Marples Way which would be far more safer in the long run. Over and above this the noise of 140 dwellings driving in and out of the property will be significant and they will be going right past existing houses whereas if they came through Marples Way and the side of the development closest to Meyrick road was simply a bend and not a through road then this would result in a smaller amount of traffic (because of course I still see that there is a flooding issue and I think the road from Meyrick into the new

development will eventually sink – the council only has to come to our current development around Doyle Close when it has poured down with rain and they can see how much the road has sunk!).

- The draft plans received from the developer shows properties close to the back of the properties at Doyle Close and Abrams Way. It does not show if these properties being built to the rear of our properties will be houses or flats. Of course we strongly oppose flats to the rear of our properties as our bedrooms back onto the field and therefore at the very least the properties would need to be two floored houses maximum. However it is also noted from the diagram that although the properties will not look over 6, 7 and 8 Doyle Close, it will in fact look over ourselves at 9 Doyle Close due to the way in which the property will face and the way our property will face and therefore I do not believe that privacy has been taken into account for our property, only the other properties. It is therefore believed that the developer needs to consider moving the houses further along so as to ensure that 9 Doyle Close gets the same privacy as those at 6, 7 and 8 Doyle Close as if they can move the properties along for those houses then they can move the properties along just another house width to ensure no properties are looked over because of course we have a full view of 4 windows to the development from our home in 9 Doyle Close and therefore we should receive the same privacy as those also having a full view of the development. This privacy issue is a major factor and by moving the new house even just half a house width along towards the industrial estate this will rectify this issue as Doyle Close is the only houses that have the direct full aspect view of the development, whilst the other properties are side on and will not be affected.
- In respect of loss of light/overshadowing, again I would refer to the point above and would ask that flats are in an area where they are not near current properties and houses are built near the houses that currently stand in place where we live. Those houses should also be no more than 2 floors high to ensure we still gain the same light as we did when we purchased the house.
- Parking in the area as we have explained above is already a major issue. Therefore, it is felt that any development that is approved needs to have a minimum of two parking spaces for each household. Furthermore, when Foreman Homes built our development they did not include provision for visitor parking. At present our management company is currently putting in place parking restrictions for the existing properties that Foreman Homes built because they did not take this into account and therefore we feel the council need to be more robust in respect of parking for this development as they failed to do this for our development and this is now going to potentially cost up. The current situation with parking is completely dangerous and people park on the pavement and eventually this will cause an accident as pedestrians have to walk on the road with children etc and therefore it is felt that the council need to step in and consider this before the application is approved. The new residents of any new development will certainly be restricted from parking within our aspect of the development due to the restrictions we are currently having put in place as a result of Foreman Homes failure.
- It is noted from the documents outlined on the council's website that Foreman Homes have not even decided which properties will be which size bedrooms and therefore I do believe the council should be going back to Foremans to ask them to gather together a better plan with this information as well as a diagram of where each house (with size of bedroom) will sit on the development and whether this is detached, semi etc as this should be done so residents can reconsider the plan before the application is approved.

I do hope that all of the above will be taken into consideration.

Kind regards
[Redacted text]