

APP/22/00669 - Kingscroft Farm/Meyrick Road

Dear Sirs

I have seen from the sign you have placed near my house that representations need to be made in respect of the development by 16 September and I would therefore list my representations below.

I can confirm that some of these issues have already been directed in an email to Ms Wells but to date I have not received a response and would still appreciate a response:

1. First and foremost I think further consideration needs to be given to the wildlife in the area as this is significant. We have bats (including baby bats), hedgehogs, slow worms and dormice. It is noted from the documents contained in the application for this site that some investigations have taken place but my understanding of the situation is that this needs to be looked into at several times of the year depending on the season and I therefore believe that proper reports needs to be undertaken with a plan to rehouse this wildlife. I note from the notes on the reservoir that it took several years to rehouse the wildlife and whilst I appreciate this is not as vast an area consideration still needs to be considered.
2. It is noted that you mention in the documents that flooding is not an issue in the area where the developer intends to build. I have to say from residing where we do, that is factually incorrect. I attach herewith two photos taken on days when we have only had a couple of hours of rain and the field simply fills and fills. I can also confirm that from living next to that field that our back garden still fills with water causing moss and the structure of the house has in fact moved since it was built, all signs that there is a flood risk on the site they intend to build and I think this needs to be further considered.
3. It is noted that within the application it states that an access road will be made through Ranelagh Road. The council will be well aware that the residents and our management company have been looking into (for many years) who in fact owns Ranelagh Road as it is not adopted. The council are therefore questioned as to how they believe they can grant such permission unless of course the council do own that road and have not admitted to this because they are aware of the upkeep which is needed as well as street lights being added and parking issues. We would therefore make representations to assert that we do not think an access should come from that road because it is the residents that will pay the upkeep for this within the management charge and the council are therefore requested to explain the position in this regard as it cannot be right that you can grant something that has not been confirmed who actually owns it.

4. This leads me to the entrance to the site. I do not believe that Meyrick Road is a suitable road for the entrance. The perfect entrance would be Marples Way and although I am told that the council cannot find the owner of the land at the end of Marples Way to ensure this could be the entrance for the development, the same of course can be said for point 3 above concerning Ranelagh Road and therefore if the council can grant permission for Ranelagh Road to be used then they can grant permission for Marples Way to be used as the roads in and around Kingscroft Farm, even if widened are not sufficient for 140 properties.
5. Turning to if and when the development is built (because I am sure it will be), we would seek for street lights to not be placed at the back of the fences on Doyle Close and Abrams Way. We are continuing to hope that the bats will return to us once the development has been built and in order to do so we would ask that street lights are not put directly behind our fences to ensure the same darkness we receive now.
6. Consideration will also need to be given to the fact that right behind our fences there is a large pipe which will need to be kept clear and therefore easy access will be required for this at all times. Therefore it is believed this should be complete grass land to ensure easy access.

I would be grateful if you could confirm if a meeting will be arranged to discuss all representations as it was in 2020 as of course with an updated application/plan it is felt a further meeting is required.

I await hearing from you.

Kind regards

[Redacted text]