

**From:** sue ridgway [REDACTED]  
**Sent:** 01 August 2021 13:50  
**To:** DC Admin Planning  
**Subject:** Planning Application - Objection 21/01000/FUL

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Completed

**Categories:** Comments

Dear Sir / Madam,

**Re: Planning application: 21/01000/FUL**

I am emailing as I could not submit my comments on line due to having too many characters. Please can you ensure that our views are available to the Planning Officer? I have included my address and telephone number for your information and as this would have been included in the online submission.

My husband and I wish to comment on this planning application on several issues.

**Loss of Privacy:**

The first issue is that we live in an unoverlooked bungalow whose boundary touches the proposed planning boundary. We note from the plans that it is proposed that 2.5 storey houses with terraces are built, and three of these dwellings will touch our boundary. The plans show that the back of these houses will only be 15 meters from the boundary (We assume that the length of the garden is 15 meters for it to meet our boundary.) We consider that this will result in significant loss of privacy for us. This will be due to the height of the new dwellings, as well as people using their terraces, and from looking through the windows of the second floor of the

dwellings which will overlook our garden and property. We are also concerned about how much noise will be generated from these family homes.

There is nothing on the plans to say what boundaries are going to be put in place by the developers e.g fencing or walls and their height. Currently, we are responsible for the rear boundary of our garden. Will we be expected to put up a new boundary or are the developers planning on putting up a boundary next to our fence, and if they are how high will it be?

**Traffic and congestion:**

The second issue we are concerned about is the increase in the volume of traffic this estate will generate and congestion that will result given that St Johns Road is only a single lane carriageway. We are concerned that the new road, created by the demolition of number 700 St Johns Road will make it much more difficult to access and exit our drive given that this is already difficult with the current level of traffic. Surely another new road is not necessary as there is already Earls Hall Drive, with a wide exit and entrance to that road.

We are concerned about the noise that will be generated by the additional traffic from this development.

**GP and health services, and School provision:**

We only moved into our property in December 2020. Fortunately, we no longer have school aged children. However, we did need to register with a GP practice. This was a huge challenge as it appears that there is only one GP Surgery that covers this postcode and they were full. There was a second surgery but they changed their boundary due to capacity. Eventually we had to go through NHS England but it still took several weeks to resolve the issue. Given that there are 180 homes proposed, we would suggest that there would be on average four people to a dwelling which equates to 720 more people. What has been considered to increase health services?

It is in our opinion, reasonable to assume that there will be a significant number of school aged children, especially with 3, 4 and 5 bedroom dwellings. What is proposed to provide education services for the children?

**Sewers, water and drainage:**

We are concerned that the existing drainage and sewerage system may not be withstand the addition waste generated from these 180 dwellings. We understand that there are drainage and sewer works within the new development, however, this will still need to be joined to the existing system at some stage.

**Wildlife:**

We note that reptile and bat surveys have been undertaken. However, we have the pleasure of having many visitors to our garden including a fox, and many different types of birds including a white pheasant. What surveys have been undertaken to consider these types of wildlife and the impact of the new development on them?

Best wishes

Sue and Graham Ridgway

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