

Planning Dept RVBC

Ref 19. 1104 Land off Hawthorne Pl.

Applicant Persimmon Homes.

Tel. [REDACTED]

02/02/21

Dear Sir/Madam,

We are the current residents of [REDACTED] and being at the end of the cul-de-sac we are the most severely impacted by the proposed development ( see enclosed development plan).

We wish to make the following objections to protect our living conditions:

1. The double garage on plot one is too close to our property and will reduce incident light to our lounge and conservatory and feel extremely oppressive ( see enclosed plan and photo). Substantially increasing the Buffer Zone width would help to alleviate this. We have noticed that Buffer Zones on other local developments such as Half Penny Meadows (off Pendle Road) are substantially more generous.
2. We notice that four other Holywell ( HOL) house types have SINGLE garages. So bearing in mind the points made above, Plot One should have a single garage thus moving it away from our property.
3. The number of proposed dwellings means the density is higher than other local developments. Why should we accept an inferior development plan compared with others such as Waddow Heights and Half Penny Meadows? The building of more good sized bungalows would reduce the density and enhance the development.
4. A substandard Traffic Survey done during school holidays in 2018 is the basis for Highways stating that the increased traffic impact will not be severe. This is not credible when you consider that there will be in excess of a further 100 cars using Hawthorne Place to exit onto Waddington Road. Further congestion and pollution from an extra 300 new houses at Waddow Heights and Manor Place make this totally unacceptable. Our local MP Nigel Evans concurred with this when he recently visited the site.

We hope these points will be carefully considered at the next planning meeting on the 4th February 4th 2021

Yours faithfully,

[REDACTED]

2 I notice from the revised plans that the rear bedroom windows of plots 1, 2 and 3 will allow its occupants to have a view into the living space of the conservatory. This compromises our privacy into what is our living room

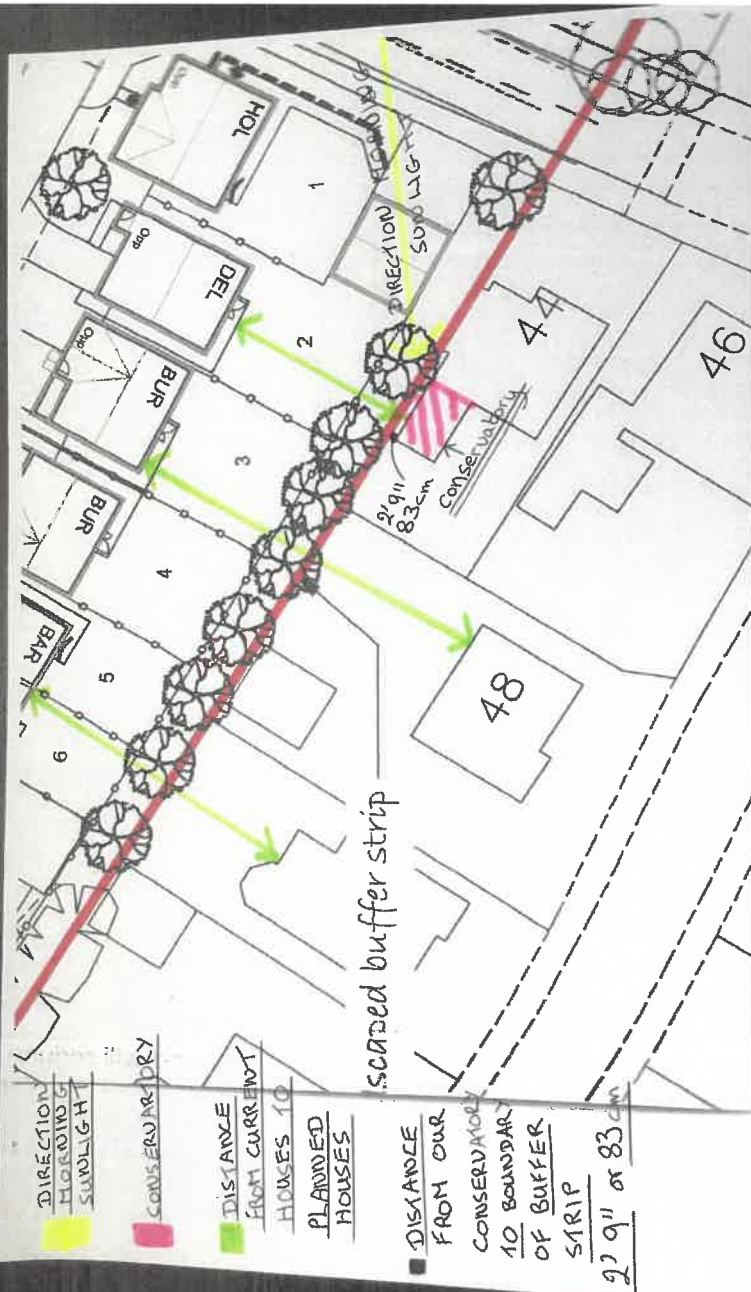
3 The buffer zone as it stands is too narrow and should be widened to at least 4m to help mitigate these problems. As it stands a narrow buffer zone would also be a security risk- almost a "burglars alley!" Widening it would reduce this risk and give a less claustrophobic feel to the zone

4 The path between our conservatory and field fence is frequently under water after heavy rainfall (We can supply photos) caused by "run off" from the field. The development as it stands will exacerbate this flooding as what little natural drainage there is will be reduced if this development goes ahead and people lay impervious patios etc.

We are concerned the current plans will adversely affect our living conditions ( and those of our neighbours ) and urge the council to reject them at the planning meeting tomorrow evening

Yours faithfully,

~~Kath and Carol Mitchell,~~  
~~41 Hawthorn Place, BB7 2 HU~~  
~~Moss Ozer, 18/08~~



DIRECTION  
HORNING  
SWOLIGHT

CONSERVATORY

DISTANCE  
FROM CURRENT  
HOUSE TO  
PLANNED  
HOUSE

DISTANCE  
FROM OUR  
CONSERVATORY  
TO BOUNDARY  
OF BUFFER  
STRIP  
21'9" or 83cm

