



12th April 2021

Dear Sir/Madam

I have lived at my address for 30+ years and am therefore writing to you with grave concern to object to the following planning permission

Application 3/2021/0311

Development address:

Brockhall Farm Gleneagles Drive Brockhall Village Old Langho BB6 8BB

Ward: BILLINGTON AND OLD LANGHO

Parish: Billington and Langho

Please see below for the following reasons as to why the access to the proposed development is unsuitable:

- **Overlooking/loss of privacy.**

The additional traffic during and after construction would cause a loss of privacy for the numerous houses that would be bypassed within a few feet of their residences. It would also pose a security issue to the properties on the access road.

- **Adequacy of parking & turning.**

The parking that the Larkhill residents use at the back of their houses is essential for all of the cottages as there is insufficient parking around the green at the front of each resident's house.

The width of the access road to the proposed development in question is inadequate for two vehicles to pass safely. At present, residents in houses 11-25 currently park their cars around the back on this access road due to insufficient space at the front, however, if this development is granted there would be no room whatsoever for any movement.

- **Highway safety.**

The access road for the proposed development is frequently used as a public footpath for the surrounding area and children also ride their bikes and play on this quiet, safe road. There is also no sufficient pavement area for pedestrians to use on the road. Furthermore, there would be increased damage to the surrounding area roads prior to accessing the lane on to Larkhill. Since the development of Brockhall village we have already seen an increase in damage to surrounding area roads to

the point of disrepair, which the council have only addressed with minor repairs that are often short lasting.

- **Traffic generation.**

The proposal for 40 parking spaces within the development would increase the traffic along the road by a substantial amount. The tarmacked road which is maintained and paid for by the residents of Larkhill Cottages is unsuitable for such a large amount of traffic.

Traffic attempting to access or leave the new developments may be highly inclined to use the surrounding Larkhill access routes and roads if the access road is blocked or inaccessible. This means that the increased traffic around the Larkhill green would make it more unsafe for residents and their children when they leave their properties as gardens lead directly onto the road as there is no pavement.

- **Noise and disturbance resulting from use.**

There would be a massive increase in noise and pollution from the traffic generated during and after the proposed development which would cause undue stress and have a detrimental effect on those living in Larkhills quiet and scenic area.

- **Environmental damage**

The increase in traffic would also add more air pollution to the environment, it would hinder wildlife further. We already have existing flooding and extensive drainage issues, the nearby properties will therefore be further affected by this proposed development.

- **Maintenance Costs**

Presently, the maintenance costs for the repair of the access road that will be used by the proposed development is paid for by the residents of Larkhill Maintenance Company and the increase in volume of traffic to the new proposed housing development would greatly increase these annual costs. This traffic would also increase damage to the road and the kerbs during the build and construction of the proposed properties in question.

I hope that the above highlighted reasons will be taken with due consideration regarding the proposed development and the great impact it will have on Larkhill and surrounding areas.

Yours Faithfully

