

Dear Sir/Madam

My land backs onto the proposed development (address below) and part of my garden protrudes into the development.

It should be noted that the hedge (which I planted) marked H6 is entirely within my land and that the fence line is the boundary to my property, not the hedge. To the east the boundary appears to show the hedge outside of the fence.

Assuming the development is permitted I would like to seek permission to access my land from the turning head which would directly abut it. To that end would the road likely be adopted or remain in ownership of the developer? Either way would it be possible for a drop kerb to be installed at this location and how might I go about achieving access as part of the planning process?

With regards the proposed development itself:

- It is difficult to understand the visual impact of the proposed development as no design contours are provided with the application.
- Given concerns locally regarding the historic mining and likely contamination of the land, it would seem prudent to have a full GI before determining the application. Furthermore significant ground work issues could make the development less viable and lead to a revised application (given this application is only outline) for additional properties above the 4 indicated. Would the council consider a condition limiting the number of properties to prevent this occurring.
- The potential for pluvial flooding is also a concern given there would be a significant increase in impermeable surface area directly above properties to the south of the development. This also has the potential to affect cellars (including mine) of older properties in this area. There is no indication of a drainage design within the application.
- There is no evidence within the application of consideration of biodiversity, habitats or protected species and how any impact would be mitigated. There is no indication as to how the development would aim to meet biodiversity net gain in line with NPPF 2018.

Regards