From:
Sent: 14 September 2020 08:25
To: DCAdmin
Subject: Re: Planning Application 2020/92546

Dear Sir/Madam

object to the above planning application and to express my concern at the proposed development of the Black Cat Fireworks site at Crosland Hill. I, and a number of my fellow residents, wish to lodge our objections to the plans for the following reasons:

1. **Conservation of the natural environment** – Crosland Hill is a semi-rural area and attracts a number of people, particularly dog walkers and walkers in general. I feel that the plans will turn Crosland Hill into a massive housing estate which will remove the natural beauty of the area and stop people coming
2. **Effect on the character of the area** - Crosland Hill is regarded as a beautiful and quiet place. It is not appropriate to destroy this with a housing estate of this size
3. **Local wildlife** – there are a number of local animals in the area who will see their habitat destroyed
4. **Noise, disturbance and odour** – I and my fellow residents are concerned about the level of noise and disturbance this will cause over a number years for the development to be completed. Will local households, who have to endure the noise and disturbance, be compensated during this time?
5. **Existing Property Values** – whilst the development of the site is ongoing, this will reduce current values of properties for those looking to sell as potential purchasers will be put off by the ongoing works and the detrimental effects on the local environment. If another 770 properties are built in the area, this will also reduce existing property values by the simple economics of supply and demand
6. **Impact on highway safety and traffic** - Blackmoorfoot Road and Felks Stile Road were not designed for high volumes of traffic. They are very narrow in parts and only wide enough for 2 cars to pass i.e. no pavements or parked cars. Building 770 houses will increase the volume of traffic in both directions on these roads. Will the developer be widening the roads and adding street lighting and pavements? Will they be investing in traffic control such as traffic lights and pedestrian crossings?
7. **Construction Traffic** – residents in the area already have to tolerate wagons coming to Wellfield Quarry and Lowdhams Caravans and the massively damaging impact these have on the road surface. Adding construction traffic will only exacerbate the problem
8. **Effect on living conditions** - privacy of neighbours and being overlooked - the site boundaries are too close to existing properties on Greystone and Mason Court. Consideration must be given to move the boundaries further away so that privacy of existing properties is not disturbed.
9. **Effect on neighbouring properties** - local residents are concerned that people may not use the official access points to the site and instead climb over the walls on Greystone & Mason Court to gain access. It has already been confirmed by one of the proposed contractors that they intend to access the site through Greystone & Mason Court. The roads are not adequate for access points. Many families with more than one car park in the road leaving space for just one car to pass. There's no way our roads could cope with lorries and more cars, along with the issue this will have on pedestrian safety.
10. **Potential Property Damage -** the houses on Greystone & Mason Court are built on a former quarry site. We are concerned that more houses and the vibrations from the works could have an impact on our foundations. Who will pick up the cost of any remedial works?
11. **Contaminated site** - it is my understanding that there is gun powder and asbestos buried on the site. This information has come from people who held senior positions at Standard Fireworks. If this is dislodged into

the air as part of the works, it could create a significant risk to local residents. This site was never intended to be used for residential purposes

12. **Local schools, doctors & dentists** – schools are already at breaking point with the number of pupils admitted each year increasing. Where do you intend the children of this influx of families to be educated? It is virtually impossible to get a doctor's appointment at any of the local surgeries within 2 weeks. The building of the site on the former St Luke's Hospital is going to introduce a further influx of families who will also be trying to get appointments, thus making what is currently an almost impossible position even worse. The same applies for local dentists
13. **Public Transport** – the current bus services will be inadequate
14. **Potential Flood Risk –** the residents have been led to believe the current drainage infrastructure can't cope with many more houses. Crosland Moor and Crosland Hill is in a hill which ultimately will cause a risk of flooding down the bottom of Crosland Moor.
15. **Adherence to original plans -** If plans are passed and then work is then divided amongst several house builders what controls will the council put in place to ensure the original plans are maintained? I seem to think the plans proposed don't show access from our roads, but this could change knowing Persimmon own the land on those access points.
16. **Vibro Compaction** – a report on the proposed works suggests that vibro compaction will be used on the site. This can have serious impact on foundations of neighbouring properties

Thank you for giving this matter your attention and I look forward to hearing from you.

Best wishes,