



Our main objections to this proposed development (Application Number 2020/60/93867/E) are as follows: -

1. Loss of visual amenity and personal privacy for the surrounding properties.
2. Alteration of the existing build-line of Church Lane setting a dangerous precedent.
3. Effects on drainage and ground water flows.
4. Interruption/destruction of a long-established wildlife corridor.

So, to elaborate on the above points we make the following comments: -

1. Due to the difference in ground levels between the properties on Church Lane and those on Vicarage Meadow, the proposed development, which will not be inline with the current build line on Church Lane, will result in a serious loss of visual amenity and personal privacy. Evidence of this unacceptable intrusion has already occurred in the locality with the build known as The Poplars, Pinfold Lane (application number 2018/62/94219/E). This building has apparently been built larger than the approved plans and now dominates not only the plot it has been built on but also the surrounding houses. Our concern is that given the proposed developments elevated position its domination of the surrounding houses would be more pronounced and therefore totally unacceptable.

2. The desire to place this proposed dwelling in the rear garden is out of character with the existing properties on Church Lane. Our concerns are that this would set a dangerous precedent allowing the erosion of this important green corridor. When we purchased our property the open space between the existing properties on Church Lane and those on Vicarage Meadow was a key factor. We also considered that the Garden Grabbing legislation would have afforded us protection from this type of development.

3. The proposal mentions the use a soak away for groundwater which together with the development will have a detrimental effect on the present drainage from the site. Already several properties on Vicarage Meadow have been affected by subsidence and heave. Any changes to the surrounding drainage would result in further problems as the soak-away and surface water finds new routes through the ground.

4. It is easy to see from the plans that the area between the two streets is a substantial and well-established wildlife corridor. We have been immensely privileged to enjoy the great diversity in wildlife. Hedgehogs are numerous, despite being in nationally endangered, families of foxes live here, various species of bats make this area their home, along with a tremendous number of native bird species, many of those quite rare too. Badgers have also been seen. Unfortunately, a good number of these species have seen a marked decline due to removal/erosion of these green corridors around the UK. This speculative development will result in the removal of several protected trees thus altering the street scene. It's location in the rear garden space appears to have been driven by the protected trees occupying the site of the current build line on Church Lane.

For these reasons we hope that the planning application is rejected.