



1. Loss of light / overshadowed. Being less than 10 meters from the proposed development to the northeast of the site has an impact of the southwest light across the road access and onto our property. Leading to more icy conditions on the estate roads and need for additional heating and lighting to existing buildings.
2. Loss of privacy. One of the proposed dwellings would have a bedroom window approximately 10 metres from my only living room window. This would lead to a significant reduction in privacy at my property.
3. Traffic and noise increase. Due to additional housing without additional infrastructure, details of site access are not included within the application. It is clear every house on this estate is reliant on cars but there are limited parking spaces, particularly on the main access road to the site. Currently residents on Burn road have to park on areas of this proposed site to allow access to the estate roads and Burn road. Burn road is narrow, obstructed in parts and not suited for the current traffic flow and requirements of local residents. In particular due to congestion due to parking issues before 55, and due to narrowing between 55 and 57.
4. Design appearance and materials. The proposed dwellings are not of a design which is in keeping with the scale, character, or appearance of the area. All other dwellings on are detached properties or terraced whereas the proposal is for mostly semi-detached properties
5. Disruption, access and damage to existing infrastructure aren't considered or addressed. The current infrastructure is already unfit for purpose and any future work will degrade the infrastructure further.
6. Local area impact on local bat, bird, badger and deer population are not considered in terms of loss of habitat or disruption from noise/ongoing works
7. Flooding, pollution and public service impacts have not been addressed within the application with no detailed of additional resources for local services impacted. The current former green belt land currently retains rainfall and no temporary easement is considered as part of the application. Discharge of building waste and monitoring isn't considered. The site falls within 1m at points to a water way and in a mining area. Risk of pollution and damage to local flood defences should be considered more fully.
8. Trees TPO. The proposal has already resulted in the removal of several TPO trees which contribute to the visual amenity of the area. Further removal of trees would detrimentally impact upon character and appearance of a previously designated area of green belt.