

Letter of Objection - Planning Application 2024/90885

As a resident of Radcliffe Road, I am writing to object to the proposed development within a conservation area to the rear of 20-30 Radcliffe Road.

I have considerable concern for the wildlife that will be directly affected by the proposed development. As far as I am aware no wildlife survey has taken place, even though groundworks appear to have begun to the side of the properties (which has just been left as an unsightly, muddy track since before Christmas). I believe this to be a complete lack of consideration towards the wildlife, the conservation area and the surrounding residents. I also have reason to believe that bats have resting/breeding sites in the back field or surrounding areas. I have witnessed them flying around near the adjacent properties on several occasions. I also have concerns regarding insets, moles and birds that may lose their nests and habits all for the purpose of one dwelling.

The mature sycamore tree is also a huge concern. As this is protected within the Wellhouse Conservation area I believe extra measures need to be taken to make sure this tree is not damaged. As the roots of Sycamore trees can reach up to a minimum 10 meters, I believe the proposed development would cause severe damage. Sycamore tree roots run very close to the surface which is why developers should never build within proximity as the roots can cause damage to house foundations which will certainly be the case with the new proposed dwelling.

Flooding and drainage are also a huge concern. As a resident of the adjacent properties, we have had first-hand experience of our back garden becoming waterlogged with heavy rainfall. This is taking place with the field as it is, so this will only worsen if the proposed driveway is approved. This will take away any chance for the water to drain before reaching our gardens/houses.

Bin collection is also a worry and concern. Currently we put the bins to the bottom of the land near the main road as this is the only safe space to put them without causing issues to traffic or pedestrians. I believe no measures have been taken into consideration for this.

When working from home I have a clear view of Radcliffe Road throughout the day. On numerous occasions I have witnessed altercations between two drivers who get out of their car and become very aggressive just outside the proposed junction. This is because they cannot get past each other due to the road being occupied with parked cars to one side. This happens far too often, and it makes me nervous to think we will have an extra junction if the development goes ahead. I'm worried for school children, children that live in the adjacent properties and their visitors. I believe it is very hazardous for the family who will be using the drive as you cannot get a clear view of cars or pedestrians coming from either side. I have witnessed cars and cyclists speeding along at 40mph or more. This is also a concern during the construction as large heavy goods vehicles will be turning in and out of the proposed driveway, making this a very dangerous junction with blind spots and major effects to the school traffic and parking for residents.

We have also had first-hand experience with criminal damage to one of our vehicles that was parked out of sight and away from street lighting. This will become a regular practice due to car parking spaces being lost outside the terrace houses and cottages during and after the proposed construction.

I don't believe the developer has considered the wellbeing of the surrounding residents. The proposed development will cause complete loss of privacy, extra light and noise pollution and loss of natural beauty which surrounds the area. This will cause distress and a complete change to day-to-day life.

In conclusion, I fully object to the proposed development. I believe the loss of such a large green open space for a tarmac road to just one out-of-place, unaffordable house is detrimental. This proposed development will cause a huge loss of natural beauty, wildlife and affect the village as whole. This sets a concerning precedent for developers to make a quick, high profit turnover on what has been sold as amenity land for allotments or animals (in a conservation area) not development land.