

I wish to object to this proposal on the following grounds –

1. The houses are totally disproportionate with the size of the land available, they will be cramped and have insufficient outdoor space for their size. They will also leave minimal space for emergency and/or waste disposal access.
 2. Exiting to the right of the development will be very dangerous given the proposed amount of cars the site is catering for. There is a 1.5m wall to the right which allows for no visibility until you enter the road and cars are regularly parked on both sides of the planned exit, as there is insufficient off-road parking for the houses in the immediate vicinity. There will also be insufficient parking for visitors on the development and undoubtedly some of the houses will have 3-4 vehicles which is going to make the issue worse. If 5 or 6 more cars are regularly going to be parked on Marsh Lane then the exiting and entering of the development will present a serious safety risk. This issue will be exacerbated on a weekly basis if the houses have to bring bins to the main road given waste disposal access will clearly be hindered.
 3. As resident next to the proposed development I am extremely concerned about the drainage and sewage provision. Given it will not be possible to remove much of this via gravity, it will have to be pumped past our dwelling and these systems are often temperamental and expensive to maintain.
 4. The site has changed immeasurably in the years since outline permission was granted and the trees with TPOs are now of such a size it would clearly be dangerous to build houses so close to them. The building of the houses would also certainly impact their root structure.
 5. Much of the land is currently used for agricultural purposes and indeed often has significant amounts of wildlife (ground nesting birds/deer) inhabiting it. The fact the application suggests this is not the case is pure fabrication, a report from one visit to the site is clearly not sufficient to confirm this.
 6. The design of the development has been adjusted from previous outline plans to maximise the size and quantity of houses for the developers gain, this will now result in a gross invasion of privacy for all residents in the neighbouring properties, particularly those currently situated between 119-131 Marsh Lane. Much of the developments in Shepley have been constructed in a back-to-back nature and indeed those that have been constructed facing the back of other dwellings on Marsh lane, have been done so at a much greater distance and lower elevation than the proposed plans here.
- Overall I believe it would be prudent of the council to refuse planning based on the inaccuracies of the application along with the serious concerns as to the capacity, safety and privacy concerns I share with many of the local residents