



Dear Mr. Hirst,

I am writing to formally appeal the decision to grant planning permission for outline application 2024/92365.

My appeal is based on the points listed below:

Blackmoorfoot Road is already badly congested and this proposed development will significantly increase traffic volumes. Due to parked cars on either side of Blackmoorfoot Road there are problems all the way from Pennington's Garage right to the end of Blackmoorfoot Road where it meets Manchester Road.

At Pennington's Garage and opposite is Enkae Prestige Motors there are cars parked on both sides and double yellow lines have been painted but cars are still parking here. This means that only vehicles going in one direction can get through while the other side has to wait. This is already a problem. You are planning for 770 houses and these days there are usually two cars to a house so this is going to significantly increase traffic volumes and delays. Air pollution will also be significantly increased.

There is also a proposed commercial site for the Lowdhams site which will also increase the volume of traffic again which this road just cannot cope with.

Dust and noise pollution, this proposed development will generate significant dust and noise which will affect the health and well being of residents especially as this is a long term project.

This proposed project is far too large for this area. There is insufficient infrastructure in place; roads, schools, public transport. There is the 393 bus which only runs once an hour with no service after 5.30pm or on a Sunday.

Environmental Impact – loss of green space (trees, plants, wildlife). We have already lost far too many green spaces and should be saving them. Destroying this area will have a huge impact on the environment.

I also have serious concerns about the Standard Fireworks/Black Cat site. This site has been there since 1910 and therefore the question - Is the land contaminated? If something is disturbed during the development and not dealt with properly this is very worrying as the effects on residents and the environment could be detrimental.

Loss of Right to Light – reduced sunlight can have a negative impact on quality of life for residents affecting their physical and mental wellbeing.

This development will have a significant negative impact on the local community and the environment. I, therefore, urge the Planning Authority to uphold this appeal.

Yours sincerely,