



Hall Ings Road is narrow and winding and single track in places, the access in and out of Southwood Avenue is on a dangerous blind bend. Southwood Avenue itself is also narrow and cars have to be careful when passing each other without the extra hazard, to both road users and pedestrians, of almost doubling the use of this narrow residential road.

The proposed development would double the traffic on Southwood Avenue, increasing the potential hazards as this is proposed to be the only access to the site when there is currently a second access at the upper end of the site that is not planned to be used.

Due to the angle of the road and proximity to my property I am concerned about headlights shining directly into my property and the loss of privacy, also there is no protection proposed to mitigate any vehicles leaving the road and damaging my property.

I am concerned that the access to my property will become extremely compromised due to the steepness of the proposed road and the angle of current access. Proximity of the road to my property boundary does not seem to take into consideration safe pedestrian or vehicular access.

Due to the houses being built on the slope above my house, I will lose all my privacy being directly overlooked by multiple properties and incur excessive light pollution and nuisance from any outdoor lights and vehicles on the road.

Drainage and water runoff is also a concern as there has been problems with the water runoff in the past encroaching into the existing properties. During heavy rain water runs down the existing track, a tarmac road surface will not allow the rain water to soak away.

Water pressure also needs to be taken into consideration. Southwood Avenue already has high water pressure to be able to supply the farm. Will more houses above Southwood Avenue mean an even higher water pressure is needed? The current high water pressure already causes damage to appliances incurring extra costs for residents, will the extra pressure cause more problems and cost existing residents more as an outcome?

The development is obviously not designed with affordable housing in mind and does not make any provision to the current government objectives or policies.

The proposed properties do not seem to be designed to be in keeping with the other properties on Southwood Avenue and the majority of houses in the area.

Bats are frequently seen during the warmer months, I am concerned that the development and subsequent extra light pollution from the houses will disturb their foraging habitats and commuting corridors.

Although there have been changes from previous applications these plans still do not address the concerns over access to Southwood Avenue and the proposed site, with its steep access road passing very close to properties when an alternative access could be available at the top of the site.