



Lots to mention here, so here goes.

The site as historically been designated as urban greenspace, only since the local plan was drawn up as it now become land for building upon.

There are a number of trees with TPO's on them within the site, the new access road is shown going directly through one of these trees.

Suggest that Highmoor Lane is not suitable for the amount of construction traffic and ultimately residential traffic that will use the site, especially considering the amount of vehicles that park at the top end of Highmoor Lane approaching the traffic lights.

Consideration needs to be given in using on of the old school accesses off Halifax Rd, at least for the construction traffic. Highmoor Lane will not be able to cope during the construction phase due to parked cars and the closeness to the existing traffic lights.

Clarification is needed on the type of boundary that there will be between the cricket club and the site. Currently there is either a dry stone wall, wooden fence or hedge row between the 2 sites. These walls, fences or hedge rows need keeping. The drawings are not clear but the boundary between the 2 properties is clearly shown on the title deeds for the club. The cricket club is private land and should not be open to access directly from the site, either during the building phase or upon completion. For the developer to assume that the cricket club can be used a play ground for the residents (Planing statement paragraph 5.7.7) is remiss.

The cricket club has been in place since 1876, over the years the ground has obviously changed somewhat but currently (and probably for 100 years) the majority of our drainage goes into this site. There is a drain run that has not been fully shown on the plans with manholes within the site. These will need to be considered and maintained.

There is a land drain that runs in the school field behind the dry stone wall (and parallel to the same), again this is not shown on the plans and will need maintaining. The report from developers confirms that the land is not suitable for soakaways (Geo-Enviro report paragraph 10.3) so some positive drainage will be required to ensure that water from the development site can not run onto the cricket field, otherwise we will be washed out.

The Geo-Enviro report also mentions the poor ground conditions that are currently in place and the current land is not suitable for directly building foundations upon (Geo-Enviro report paragraph 10.1) , there will need to be a lot of wagon movements of poor quality material leaving this site.

The completed site plans do not show all the buildings and trees that are a major part of our site. Plot 30 and potentially 31 will have a great view onto the rear of our 2 story scoreboard. Plots 40, 39 and potentially 38 will have a view onto 60 foot high Leylandii that are on the cricket club's land. These Leylandii act as a windbreak, sun screen (the sun sets behind them and their loss would adversely affect games played in an evening) and noise barrier; these trees will remain in place.

Biodiversity. For a number of years there has been bats roosting on this site, i have videos taken earlier this year of them (and previous years). There is evidence of

Deer's have been seen as well as foxes and numerous birds.

Lastly, the site description photos in the Design & Access statement do not match the plan locations. Given the comprehensive application i would have hoped that this would have been done correctly.