

1. Direct Overlooking and Loss of Amenity

The planned new houses (shown as Plots 1–5 on the site plan) and the associated access road are positioned directly behind the rear boundaries of our existing homes, which are incorrectly labelled as “New Development” on the submitted drawings. All of our houses on the street backs directly onto the proposed site. This would result in a significant loss of privacy and amenity, as our gardens currently benefit from a quiet, open outlook, which would be replaced by vehicle traffic, noise, and built form.

2. Disruption to Work and Family Life

Several residents on our street, including my husband and myself, work from home and rely on a peaceful environment. The developer’s Phase One Environmental Desk Study (Rogers Geotechnical Services, June 2025) confirms that the site is rocky and will require deep excavation. This will generate considerable noise, vibration, and dust during an extended construction period. Combined with increased traffic movements from a new access road, this development would have a prolonged and negative effect on our ability to work and live comfortably.

3. Gas Main Safety and Construction Constraints

The submitted plans clearly show the presence of an 8” medium pressure gas main, with a 2-metre exclusion zone where mechanical excavation is prohibited. Despite this, the proposed buildings and infrastructure appear extremely close to this safety buffer. This presents a genuine public safety concern and calls into question the suitability of the site for residential development without further independent review and clearance from relevant utilities.

4. Inadequate and Unsafe Access

The proposed development relies solely on a narrow, privately maintained road for both construction and residential access. This road is not suitable for construction vehicles or increased daily traffic. Additionally, the junction with Station Road has poor visibility and is already hazardous. The application fails to demonstrate how these access issues will be safely or sustainably addressed.

5. Environmental and Ground Stability Risks

The developer’s own report identifies a number of unresolved risks:

The site is located in an area potentially affected by historical coal mining and adjacent to several former industrial features including refuse heaps, mineral works, and railway infrastructure.

Additional monitoring for hazardous ground gases is recommended, suggesting that the site is not yet confirmed safe for residential occupation.

The natural slope of the land is toward existing homes, which increases the risk of surface water run-off and future drainage complications.

6. Inadequate Consideration for Existing Residents

Nowhere in the application is the impact on existing households — such as ours — meaningfully addressed. There has been no assessment of the visual impact, loss of privacy, or increased traffic burden on residents. The layout and orientation of the proposed development appear to have been designed without regard for the surrounding community.