

I wish to formally object to the above planning application for the following planning reasons:

1. Harm to Ancient Woodland

The proposed development would result in harm to nearby ancient woodland, an irreplaceable habitat that receives the highest level of protection under the National Planning Policy Framework. National planning policy is clear that development resulting in the loss or deterioration of ancient woodland should be refused except in wholly exceptional circumstances and where a suitable compensation strategy exists. No such exceptional justification appears to have been demonstrated within this proposal.

2. Significant Traffic Impact and Highway Safety

A development of 123 dwellings would inevitably generate a substantial increase in vehicle movements. The surrounding road network is already busy, and the additional traffic would likely exacerbate congestion and raise concerns regarding highway safety for residents, pedestrians, and cyclists.

3. Impact on Neighbouring Properties

The scale and density of a 123-dwelling development would represent a significant intensification of use in the area. This would likely increase noise, activity, and general disturbance, adversely affecting the amenity and living conditions of neighbouring properties.

4. Harm to the Character of the Conservation Village

The scale and density of the proposed development appear disproportionate to the existing character of the conservation village. Such a large housing scheme risks undermining the historic setting and visual character of the area and would fail to preserve or enhance the conservation area as required under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

For the reasons outlined above, the proposal would cause significant environmental harm and would be contrary to national planning policy and the duty to protect conservation areas. I respectfully request that the council refuses this application.