

Sent: 15 October 2017 15:51

To: David Innes; Planning

Subject: Taylor Wimpey Reserved Matters Application - AL/102/17/RES

Dear Mr Innes

Re: AL/102/17/RES - Reserved Matters Planning Application Land at Nyton Road and Northfields Lane Westergate - AL/102/17/RES put forward by Taylor Wimpey.

My comments and concerns are as follows:

1. The yellow site notices informing the public that the Reserved Matters Application had been submitted were placed only at the Parish Notice Board by Elm Tree Stores and on Nyton road. None whatsoever were placed in Northfields Lane or at the proposed emergency access off of Northfields Lane where residents would be feeling the full impact of this development. Why was it seen fit to avoid informing the people it would affect the most?

In addition, to date, no information on the progress of this application has been posted on the Taylor Wimpey website as promised in their newsletter.

2. I received the Newsletter from Taylor Wimpey in August and duly sent an email of my concerns to Adam Davies. He did not acknowledge my email or reply. My partner then telephoned and talked to him on 24/8/17 and his response was that "a colleague was working on it" but absolutely **NO** response has been forthcoming.

3. Flooding -

The Inspectors report on the Appeal Decision made in February 2015 was based on information from the Environment Agency in 2014. This information has now been superseded by a new map from the Environment Agency created in 2016 (as described to me by email from the EA). This new map shows large areas of the East side of Northfields Lane in Flood Zone 2 and includes a significant area of the western side of the development site to be in Flood Zone 2.

The Inspector was obviously not privy to the revised Flood Map of 2016 - how then can her comments be relevant to this Application?

How can decisions be made using Flood Maps that are out of date?

When purchased in 2007 our property was not in a Flood Zone according to Environment Agency Flood Maps. In more than 22 years neither mine or my neighbour's property have been flooded, however, given that the Environment Agency now state in 2016 that there is an increased risk to residents on the east side of

Northfields Lane, who will be liable if our houses do now flood with the construction of this housing development?

4. Living Conditions -

Taylor Wimpey seek to interpret this section of the Inspector's Report as "having no discernible impact on living conditions (of residents)". However, we totally disagree as the Inspector quite clearly acknowledges the potential impact of this development on our family as stated in points 105 and 106 (page 18) of her report. The Inspector described the potential for views between our property and the properties of the development. The Inspector advised that these "views" could be addressed in the layout and landscaping of the scheme.

From the plans of the Reserved matters application (and Taylor Wimpey newsletter) it is clear that the semi-detached houses of Plots 21 and 22 are set at an angle that would enable potential residents to see straight into our bedroom and kitchen (we have floor to ceiling windows for bedroom and kitchen) and of course we would be able to view directly into the rear windows of plots 21 and 22 and their neighbours.

Plots 20, 19, 18 and 17 also appear to have uninterrupted views into our house. It is extremely disappointing that Taylor Wimpey have not responded to my email or my telephone call asking specifically about what will be done to address these privacy issues, particularly regarding Plots 21 and 22.

Screening using trees of 20 feet high would be needed along the development site boundary in line of sight with our property and also fencing to demarcate the boundary. However, Taylor Wimpey have offered no reassurances or advised on how they will follow the Inspectors advice in minimising the impact of this development on our family.

We moved to our present address specifically to address the health needs of our family needing to live in a dark area without street lighting. The Inspector, Lesley Coffey, addressed our great concerns over the presence of external/street lighting and its affect on our family. She stated that we "should not be unduly affected" as we were in a "part of the site where mitigation proposals in relation to biodiversity seek to limit lighting." Once again, Taylor Wimpey have not specified their proposals to address our concerns - how exactly will the lighting be limited in the area of the site surrounding our property?

5. Biodiversity -

Taylor Wimpey state that there will be no impact on protected species.

Over the years, we and our neighbours have had great pleasure in watching Barn Owls hunting over the fields of the development site on a regular basis. We have also been privileged to observe kestrels, sparrowhawks, Buzzards and Bats flying and hunting across the development site. In short, this development will destroy this hunting ground and habitat, so there will be a negative impact on protected species.

Our worries and concerns are being totally ignored by Taylor Wimpey. There has been no reply to my email sent on 16/8/17. On 24/8/17 my partner telephoned and asked if my email was received I was told it had and that a colleague was dealing with it but to date no reply or acknowledgement has been sent to us. This is disappointing in the extreme when Taylor Wimpey describe themselves in their newsletter to us as "responsible considerate home builders" - so far they have not treated us with any consideration at all.

Taylor Wimpey have done nothing to allay our fears or provide any reassurance that existing residents will be given any regard whatsoever. Therefore, having no answers to our questions, or clarification on the impact this development will have on our family, we will continue to oppose and object to this development on every level.

Please would you kindly acknowledge receipt of this email/letter.

Yours sincerely

Jonathan Ellis
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