

Application DC25/1356 has not addressed the concerns or comments raised by residents or other consultees since previous refusal in 2019 (DC/19/1496) and in 2020 (DC/20/2401). As such we have no option but to object on the same basis as before. This objection is submitted by [REDACTED] owners and residents of Chestnuts, Badgers Holt.

#### OVERDEVELOPMENT

The south west of Crosswind's land borders my property along the North East of my plot. The existing building to be demolished is sufficiently far away from my property and I am supportive of the demolition and replacement of that building in its current location. I repeat my objections raised on previous applications (DC/16/1664, DC/19/1496, DC/20/2401) to additional development on this site, in particular the additional new second house to the south of the Crosswinds plot, as not in keeping with the neighbourhood nor the Local Development Plan.

#### PRIVACY, LIGHT & NOISE / TREES AND LANDSCAPING

We have significant concerns regarding the loss of privacy of my garden and rear of my property for the proposed additional new house to the south of the Crosswinds land plot. Due to its elevated position, this additional two-story property will have direct view into our garden and rear windows of our bathrooms, bedrooms and conservatory - currently this is private without overlook by others. There is some limited tree cover currently, although this was significantly decreased over time as many of the trees were removed by the previous landowner, leaving only the boundary trees shown on the location plan. In particular, since 2019 the entire site was cleared of all foliage at least twice - leaving only a few boundary trees - resulting in clear sight lines through the full extent of the Crosswinds plot into my garden and rear of my house. These remaining trees are currently not under any Tree Protection Order, so could be removed at a later date. We also note that the submitted tree survey information provided shows a number of the remaining trees on our boundary have been recommended for felling, further reducing our privacy.

The location plan naturally does not show the extent of the north-south downward slope, with the proposed additional new property sitting significantly higher (est. 7 + metres) than our own, and this results in overlooking our entire rear garden and rear of house.

This development will lead to loss of privacy, additional noise in what is currently a very quiet location, and additional lighting from the 2 new properties that will impact my property - the Heath Common area has no street lighting and provides minimal light pollution currently.

#### ACCESS

The lane to the property from Hampers Lane is narrow and turning into it would be very difficult for heavyside deliveries of construction materials. Hampers Lane itself is also a narrow single track road with minimal passing places and no roadside parking near the access for construction traffic that cannot access the Crosswinds access road itself. Any blocking (temporary or otherwise) of Hampers Lane would cause considerable inconvenience to a significant number of residents that depend on Hampers Lane (such as our family access to local schools).

#### DESIGN

The 'Foul and Surface Water Drainage Report' submitted to accompany this application is fundamentally flawed in its conclusion. The proposal for wastewater drainage to the nearest sewer assumes that the connection will be via access across neighbouring land. The final conclusion for the wastewater proposal claims that this is the proposed design, despite none of the neighbours having been contacted with regard to the possibility. At this time, there has been no permission granted to access neighbouring land to conduct any sewer connection to points along the sewer running through our property or neighbours properties, so the proposal is not possible as described. It should also be noted that the sewer level on my property is over 2

metres below the ground level at my property and would be considerably disruptive and destructive to try to bring in a new connection from the Crosswinds development. It is also not clear from the drainage report as to the capacity of the existing sewers in terms of whether it has the capacity to add the drainage needs of two large 4 bedroom houses as it was never originally designed for that purpose - the existing Crosswinds house to be demolished has never been connected to that sewer run as far as we are aware.

We have concern for the proposal for surface drainage for 2 large houses with garages and driveways. Reliance on a soakaway only does not appear sufficient, and does not take into consideration of runoff, given the slope of the ground in the direction of my land at Chestnuts and in particular neighbouring The Mandarins, it is possible for water runoff to impact our lands and properties unless properly contained - the current land foliage likely prevents this now but not when the site has been developed.

The Water Neutrality assessments do not stack up. Even with the proposed rainwater collection, the total water usage of both properties exceeds the current. Given that the existing property has been unused for some 8+ years now and not therefore not used any water at all, the baseline water usage could be argued to be zero, and therefore any construction here could now could not be considered neutral.

#### OTHER

Parts of the Ecological Report have been redacted. It is not clear what this is referring to and what impact that has on the local nature habitat as a result. The site is also a known thoroughfare for wild deer and [REDACTED], which would be impacted by the development of the site - there is no impact assessment for these species for potential disturbance