

[REDACTED]

Sent: 26 November 2025 14:10
To: Planning
Subject: FORMAL OBJECTION TO RESERVED MATTERS DC/25/1658

Categories: Comments Received

To Whom it may concern:

I am emailing to object to the reserved matters application for the erection of up to 73no.dwellings at Woodfords Shipley Road. I note the deadline for comments is 27th November 2025, yet it is currently not possible to comment online or to look at proposed plans in detail. This significantly prejudices the process of accessing the reserved matters I would hope that this is taken into consideration when determining whether the application should go to Committee where it can be robustly and publicly examined.

I object to the significant change in the type and density of the proposed dwellings. The earlier stages of this application acknowledged the need for a sensitive and low impact approach which has been ignored completely in this revised application. The inclusion of 2.5-3 storey blocks of flats is entirely out of keeping with the rural setting. It does not protect the character of the landscape or the development pattern and conflicts with HDPF policies SP25 and SP26. The location of these blocks on the southern boundary of the development will be highly visible from the road due to the open nature of the boundary and would cause a severe visual intrusion into the countryside, intensifying the built form at the point where it should be softest. These 2.5-3 storey units throughout the development and particularly on the southern boundary are inappropriate in both design and style.

The height and density of the proposed 2.5-3 storey blocks will significantly increase light and noise pollution impacting rural neighbours and effecting wildlife including nearby roosting owls. The proposal risks harming local biodiversity and undermines ecological integrity which contravenes HDPF policies relating to wildlife protection and limiting light pollution.

The assumptions made in the outline plan for the impact on local infrastructure and traffic was based on up to 73no individual dwellings, the figures did not allow for some of those dwellings to be multiple occupancy blocks of flats. This will increase the number of cars on the road and put additional strain on GP's, dentists and schools that are already at capacity. This increased population density has not been considered or accounted for.

Overall, the proposal fails to protect, respect or enhance the local character, inflicting tall urban buildings on a rural community. It rides roughshod through the claims made in the outline application Planning Statement and Design & Access Statement, materially changing the design and style of the originally proposed development.

Yours faithfully,

[REDACTED]
5 Saltbox Close
Barns Green, RH13 0PN