

Dear Mr. Slater

As immediate neighbours, we wish to restate our strong objection to the proposed development of the Vicarage Land (the 'Site'), and believe that the proposed development will have a serious impact on our standard of living and that of all those bordering the Site along the High Street and Fair Lane.

Our specific objections are as follow:

Flooding & Drainage

The Site is located in a Zone 1 flood zone which has a history of surface water runoff resulting in flooding from groundwater, and runoff from land, which occurs as a result of heavy rainfall. This has happened twice in the last three years alone with the Site largely undeveloped.

Firstly, there are other alternative sites available that do not have the history of flash flooding that the properties bordering the Site have and these were clearly identified and preferred by the majority of the community in the initial stages of the neighbourhood planning process which is a cause of concern for the community.

Secondly, we are unable to reasonably determine what a single benefit to the community might be that could reasonably outweigh the flood risk to any one of the homes impacted by the proposed development. Importantly none have been identified by the Parish Council either.

Inadequate Parking, Unsuitable Limited Access & Highway Safety Issues

There is already intense on-street parking pressure on Fair Lane and we believe the additional demand for parking provision and traffic volume along Fair Lane that development of the Site would generate would damage this residential amenity and exacerbate an existing known highway safety issue. The proposed solution to the issue of the limited single access point to the site would likely require existing parking space along Fair Lane immediately opposite the point of access to be lost by existing residents to maximize space for larger vehicles to gain access such as refuse collection lorries and emergency vehicles. None of the existing properties on Fair Lane have off-road parking or any option to accommodate this. As such the loss of any existing on-road parking space would mean the permanent loss of an invaluable residential amenity that cannot be resolved in any comparable way.

Further, the plot size and orientation of the Site will not easily accommodate sufficient parking space for the proposed number of dwellings and so the inevitable increased demand for parking that the proposed development would add to Fair Lane and the surrounding roads would undoubtedly present a serious increased threat to highway safety and increase pressure on an already strained infrastructure. In summary, there not a single aspect of self-improvement that development of the Site can offer to residents of the High Street, Fair Lane, traffic or pedestrians.

Loss of Biodiversity & Geodiversity

Section 40 of The Natural Environment and Rural Communities Act (2006) places a duty on all public bodies to conserve biodiversity. Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The Site has remained largely unchanged for as long as the historic houses on the High Street and Fair Lane have been in existence. Currently predominantly an open green space with a single residential dwelling, this has resulted in a well-established natural environment with wild animals, flora and fauna. We have grave concerns that the proposed development would devastate the existing biodiversity irreparably and leave no room for space to be reserved for enhanced ecological value which could in any way compensate comparatively for that which would be lost.

The initial assessments carried out are inadequate and fail to identify what ecological impact on wildlife present on the Site could be. The Site could well be a breeding habitat for any number of animals including bats, badgers or dormice, all of which would be lost through development of the Site as proposed and are vehemently protected by wildlife law legislation.

Detrimental Impact on Character and Loss of Residential Amenities

The proposed major infill development of the Site, currently an established largely open green space, would irreparably harm the character and appearance of the existing concentration of listed buildings, the character at the heart of the village. The terraced historic properties that border the Site and the length of Fair Lane itself, which can be typically characterised as a country lane, are

situated in the center of a designated conservation area. The proposed scale of the development would be disproportionate to the immediate surround properties and the proposed revised access to the Site, which demands a very wide visibility splay to be carved out of a significant length of Fair Lane, would be entirely out of keeping. Development of the Site would not complement or respect the character or amenity of any single one of the neighbouring properties or any of the amenities enjoyed by residents, namely density, height, site coverage, means of access, landscaping, physical considerations, open space and parking provision. The proposed over-development would have a significant effect on the character of the area, including the existing neighbouring listed buildings, which are recognised for their townscape value and are situated at the centre of the designated conservation area.

Further, the original Mission Room is not in any way in need of demolition but has been deliberately neglected in recent years, along with the Vicarage, in an effort to support the current development proposal, which would maximize the commercial value of the land for the existing owners. The Mission Room is a building of historic significance and no less important a part of the architectural fabric of Fair Lane than any of the other buildings. The Mission Room has been a communal resource for the village since it was first built and a new build replacement would be in direct contravention of Conservation Area Management, which is enforced to ensure that the local distinctiveness and special character of a place is respected and responded to in a positive manner.

Loss of Privacy & Overlooking

The Site is at such an extremely elevated level that the primary amenity area of our garden, as well as the rooms we use every day, would be severely overlooked from the top rooms of any new development, certainly if the only limitation was that it did not break the skyline to the High Street, which is significantly lower than even the High Street dwellings which back onto the Site. Development would result in a serious invasion of our privacy, particularly our right to the quiet enjoyment of garden amenities. We would urge serious consideration of the responsibilities of the council under the Human Rights Act, specifically Protocol 1, Article, which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our neighbours who back on to the Site and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of *Britton vs SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

We thank you in advance for taking our objections and the material considerations we have raised into account.

Sincerely,

Helen Flanagan & Vincent Reed

