

Enquires and Major Casework Team
The Planning Inspectorate
3rd Floor, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

28th September 2024

Dear Sir or Madam,

I am writing in regard to the consultation on S62A/2024/0058. I am the owner of [REDACTED]
[REDACTED] I
have reviewed the proposal in detail and have a number of concerns.

1. Plot 13 is adjacent to my property line and I have a number of concerns about the proposed plan as the ground is an estimated 3ft higher than my property. Consequently, Plot 13 will overlook my garden, pool and the rear part of my property.
 - a. Within the property plan Bedroom 1 is dual aspect with one of the windows overlooking my pool and property. This window should be removed.
 - b. Please can trees be planted along the property line as is being done for Plot 12, ideally Acer or Copper Beech for all year foliage.
 - c. There is a slope down to my property from Plot 13. What measures will be taken to ensure that the construction work does not result in the slope down to my property collapsing? On an ongoing basis once built what provisions will be made to address ground water run off etc to ensure that the slope is not compromised.
2. The proposal only includes 4 visitor parking spaces for 16 properties. This is not a sufficient provision and will result in visitors needing to find alternative parking, potentially on Pound Lane which would not be able to accommodate parked vehicles.
3. The construction of the proposal will create a lot of noise, ground movement and dust if the proposal receives approval. Work should be restricted to not start before 9am and to end by 6pm. The proposal does not address how they will mitigate the impact of dust upon the neighbouring properties, and I would like to know how this will be dealt with.
4. The proposal refers to the public transport connections of the bus stops on Cambridge Road. Both of the bus stops are in a state of disrepair to the point that they do not provide shelter as they leak and very rarely do I see people standing within the bus shelter but rather by the side. Cambridge Road has a speed limit of 50mph which is often exceeded by the vehicles using the road.

There is no provision for a pedestrian crossing near Pound Lane. With more people using the bus stop there is a greater chance of an accident occurring because of pedestrian's crossing. Neither the state of the bus stops or the impact of their use in relation to public safety has been taken into account.

5. I was surprised to see that there is no intention to extend mains sewage to the area and that instead the proposal is for each property to have a septic tank. How would this be managed? Septic tanks are neither desirable or acceptable for new housing. Why is main sewage not being brought to these properties?
6. I see that a soakaway is planned but has this been assessed by a third party to ensure that it is sufficient as in heavy rain the field often becomes a lake.
7. Looking at the area and the proposal I feel that 16 properties are a too many for the area. From the proposal it seems that the affordable housing has been squeezed into a small area with little provision for space.

Yours faithfully,

Francesca Harrison