

From: [REDACTED]
To: [Section 62A Applications Non Major](#)
Subject: S62A/2025/0087 Land Between 84-108 Ragged Hall Lane
Date: 16 April 2025 16:16:58

[REDACTED]

Dear Sir,

I have been a resident of [REDACTED] for 25 years and know the applicant well from when he bought Cuckmans Farm and broke it into parcels of land for housing development. This is one of the last parcels of that land. Mr Holderness has applied for, and been refused, planning for this site many times over the years (I believe four times). Each time there were good reasons for the refusal, which all remain valid today. Not least, this is a valuable piece of green belt land, which is enjoyed by many people in the village. There is a particular problem with Ragged Hall Lane. It is a poorly maintained single track road at this point. The traffic flow is already quite heavy, especially at rush hour, because people use it as a short cut. Allowing access at this point to seven more dwellings is a really bad idea. More generally there are a lot of planning applications to increase the population of Chiswell Green and I am not aware of any plans to invest in the village infrastructure . I think there is a risk that the village may increase in size by perhaps 50% without any additional infrastructure.

As a concerned resident it is really quite depressing to see Mr Harkness making application after application until he strikes lucky with a weak inspector. Surely there must be a better way of deciding where we build the housing that is needed. Why can't we wait until there is an agreed Local Plan.

Please refuse this application. The applicant is simply trying to make himself rich, at the expense of our community environment, by exploiting our somewhat flawed planning system which has triggered Wild West style applications in our village.

Best wishes,

Andrew Harrison

My address is;

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

