

Chris O'Brien



## Object to Proposal

I object most strongly to this development within the Green Belt. My understanding of planning is that 'very special circumstances' have to be demonstrated for such despoliation of the precious Green Belt. As far as I can tell, the only justification for this proposal is the financial gain of the developer.

My further objections are based upon the following:

1. This section of Ragged Hall Lane is very narrow, with very poor visibility, especially for those entering from the existing drives; creating additional drives, from seven large houses with a plethora of additional vehicles, will add greatly to the risks associated with using this busy lane.
2. The proposed development is completely out of keeping with adjacent buildings; poor planning decisions in Ragged Hall Lane have already allowed very large houses to replace existing small bungalows, completely dwarfing their neighbours, and changing the character of the area.
3. Approving this application will set a precedent for the development of the adjacent Green Belt land, which was sold off in lots, some years ago, to prospective developers.
4. This land had naturally developed from farmland into an informal nature reserve - I regularly used to see kestrels hovering over this land, and stooping to catch small mammals. Many groups of finches and tits used to feed and rest in the vegetation. Numerous mammal tracks cross this piece of land (foxes, deer, badgers, etc.), and I regularly used to see bats, butterflies, moths, etc. Most of this activity was severely disrupted by the owner clearing all vegetation when he first started this series of planning applications, and regularly clearing it since.
5. Very similar applications have been rejected by the Planning Inspectorate on two occasions; no very special circumstances for development have been presented; piecemeal development by multiple developers would extend the development time indefinitely, causing extensive local disruption; no benefit to the local community or environment.