

Karen Green

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## Object to Proposal

Dear Sir/Madam,

I urge you to dismiss this application reference 5/2025/0331 for the following reasons.

Traffic levels on Ragged Hall Lane have increased - need monitoring. Unsafe to have a large development off a single track country lane.

The proposed build line will set back so the houses will be inline with my neighbouring garden, overshadowing and overlooking. The houses should be built in line with my house to minimise effect.

Animals - badgers, foxes, bats, newts are often seen on this Greenbelt field and would be displaced.

7 self build plots allow for the building work to be staggered across several years meaning huge disruption and dangerous conditions on a single track road. A time limit needs to be applied.

Biodiversity takes years to develop but has been wiped out for this application. The individual identity and character of Chiswell Green will be destroyed if the Green

Belt surrounding the village is built upon.

The St Stephen Neighbourhood Plan does not support this development. The Site is

within the St Stephen Parish.

This Green Belt site is being considered to be part of the Chiltern Area of Outstanding Natural Beauty. It needs to be protected.

Ragged Hall Lane by its nature has not enough width to allow for possible walking or

cycle lanes to be added to it, as a compensatory improvement.

Also concerned that there is an attempt to land grab by the Developer. This land in front of and next to number 84 shown in this application differs from the land registry and crosses over a public footpath.

Thank you.

Yours sincerely

Karen Green

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