

Morris, Rachael

From: Andy Gibbs <Andy.Gibbs@foremanhomes.co.uk>
Sent: 07 June 2023 13:32
To: Morris, Rachael
Subject: Re: F/23/95151 – proposed erection of 1No. 3 bedroom dwelling with associated amenity space and parking – land rear of Saxon Court, The Barn, Burnetts Lane, Horton Heath

Dear Ms. Morris,

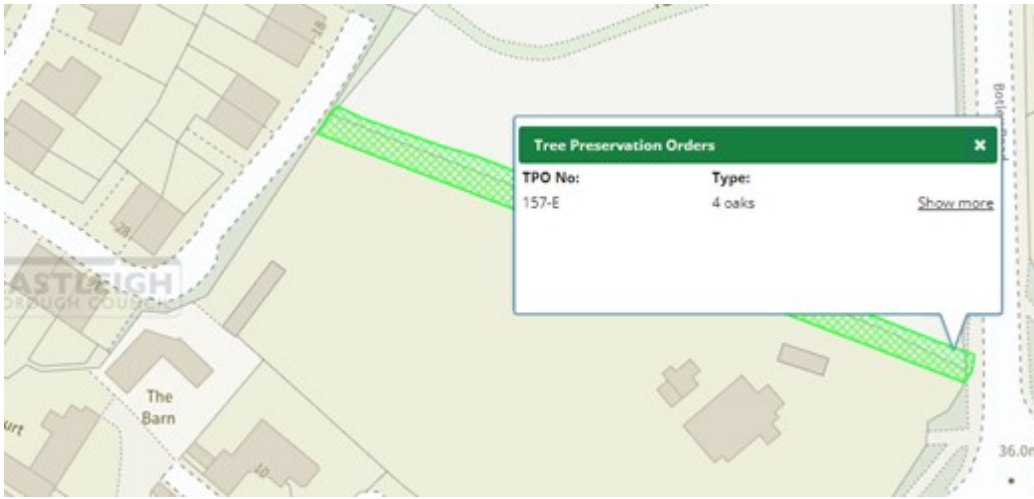
Please register my formal objection to this proposal.

As a starting point, I ought question its overall validity: the proposal's 'red-line' does not show a connection to a public/adopted highway – as the road through which they are seemingly wishing to gain access is a private road – and, as such, the red-line should encompass such within its entirety, and notice ought also be served upon ourselves as its owner; as such, and until this matter is rectified, the application ought be returned, undetermined, as to proceed any further would put any other council-decision at considerable risk of legal challenge. Indeed – and in an effort to be helpful – I have marked up (albeit very crudely below), the extent to which I do believe the 'red-line' should be extended:



As for other points, which ought be fed into any proper re-submission, it is evident that the proposal is asking too much of its plot as, for example, there will be no opportunity to access the rear garden other than through the house itself, the proposal also encroaches significantly upon the root structure of the Western Red Cedar tree-line (H002-C1) – the shade from which will also make the proposed garden area nigh-on unusable, and increase any future occupants desire to fell the said trees, and although mention is made of foul drainage being dealt with by way of an in-curtilage private package plant, I have not seen where this is to sit within the proposed plot, and its proximity to trees – and to residential amenity – needs to be properly considered.

I also have doubt as to the wider veracity of supporting information as, for example, the tree report says that there are no TPO'd trees in close proximity, but that is simply not accurate: the tree-line immediately to the north is afforded such protection:



As such, and as per my opening statement, the application ought be returned, as its content and make-up is inaccurate, and it cannot legally be determined, and encouragement ought then be given to the applicant to come up with a far better scheme that sits more comfortably within its plot, that better respects the adjoining trees (and facing neighbours), and that is simply far more *buildable* than that which is currently drafted.

Please advise me when the application has been returned, undetermined, to the applicant.

Yours sincerely,

Andy Gibbs (BSc (Hons))
Head of Development
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