

16/02224/FUL Object to Land North 8A St Marys Cres

## OBJECT

Ruddington Parish Council objects to the planning application:

The proposed houses are too large and out of keeping with the area. Some neighbouring properties will have a reduction in natural light and overshadowing as a consequence.

The development is over-intensive for the site. This will also result in excessive overlooking of some properties.

There are traffic congestion and safety issues along the stretch of St. Mary's Crescent leading to the development, at the junction of St. Mary's Crescent and St. John's Road, and at the junction of Wilford Road and St. John's Road. These latter two junctions are already overstretched and very busy, particularly at school opening/closing times.

The planning application states that no change to the site has occurred but the ancient hedgerows and trees were removed prior to planning permission being sort.

The access for the new houses on the private road is inadequate and the comments of the NCC Highways Department are endorsed. There is not enough room for emergency vehicles to turn. It was not possible to make out from the plans the location of the 16 parking spaces mentioned in the text. Is there, in fact, sufficient parking for the proposed development?

Flooding is a concern due to the high water table; sewage and drainage has been a problem in the past and no provision has been shown to upgrade the current sewage/drains. This development will remove an area of surface drainage and exacerbate this.

In addition the drainage and sewage for the area are already inadequate. This development will put extra pressure on these and there are no proposals to improve these facilities. A condition should be put on any application for improvements to drainage and sewage.

Was an environmental survey carried out prior to the site being cleared and before the planning application was made? The planning application states there were no trees or hedges removed however this was not the case.

The proposed road still appears to be narrow and there is a concern that access for emergency and services access will be restricted.

The new build which is in progress is not shown on the plans and this provides more car parking again increasing traffic levels.

Is the bungalow 8A to be demolished? This was the information received prior to the planning application.

The Parish Council would also like to comment on the behaviour of the developers. One neighbour stated that trees had been removed from her property without discussion or permission. Neither

was there an adequate apology nor an attempt to redress the situation. Of particular concern was that the whole area was levelled, the pond filled in and all vegetation removed before a planning application was submitted.