

I am writing as the owner and neighbouring resident of [REDACTED] to formally comment on and object to the revised Reserved Matters application for the proposed development behind our property.

I appreciate that the principle of residential development on the site has already been established through the outline planning permission. However, I believe the detailed layout, positioning of the proposed houses, landscaping, boundary treatment and ecological impact require much greater consideration, particularly given the way the land immediately behind our homes is currently used by wildlife.

[REDACTED]
[REDACTED] I specifically chose this property because it is situated on the edge of the village, with open views across the surrounding countryside. Those views, the open setting and the peaceful character of the location are extremely important to my quality of life and wellbeing.

The proposed positioning of the houses so close to our existing homes would significantly undermine the reasons why I chose to live here. I am very concerned that the development would replace the open countryside immediately behind our property with a built-up environment, creating a much greater sense of enclosure and causing a substantial loss of outlook, tranquillity and privacy.

I am not opposed to development in principle, but I strongly object to the houses being located so close to the existing properties on Ringsbury Close. There should be a much wider and more meaningful buffer between the proposed houses and our homes and gardens. The existing open field currently provides an important separation between the village properties and the countryside. That separation should be retained as far as possible, with the new houses moved further away from the rear boundaries of the existing homes.

Since moving into [REDACTED] we have also become very aware of the abundance and variety of wildlife using the field, hedgerows and gardens in this area.

We regularly see deer on the adjoining land and, importantly, they do not simply remain within the field. A family of deer regularly enters our garden and also enters our next-door neighbour's garden. I have video footage showing deer actually entering our gardens, which I would be very happy to provide to the Council.

We also regularly have woodpeckers entering our garden, and we have observed two different varieties. Pheasants also regularly enter our garden, alongside a wide variety of other birds and wildlife. At night, we have seen barn owls in the area, and we have also seen hares. The range of wildlife using the field, hedgerows and surrounding gardens is extensive.

This is important because it demonstrates that the land is not simply an agricultural field with wildlife confined to it. The field, hedgerows and gardens along Ringsbury Close appear to form a connected habitat and wildlife corridor, with animals moving freely between the countryside and existing residential gardens.

The revised development therefore has the potential to significantly disrupt an established wildlife route. The loss of open land and the introduction of houses, roads, fencing and lighting could prevent or discourage wildlife from continuing to move between the field, hedgerows and gardens.

I would ask the Council to give particular consideration to:

- retaining and strengthening existing hedgerows and established vegetation;
- providing a substantial and meaningful buffer between the proposed houses and the existing properties on Ringsbury Close. The proposed two-metre buffer is inadequate;
- ensuring that the proposed houses are moved further away from the rear boundaries of the existing homes;
- ensuring that wildlife can continue to move between the field, hedgerows and gardens;
- ensuring that construction activity does not unnecessarily disturb or destroy established wildlife habitats or movement routes;
- obtaining and considering up-to-date ecological information where necessary, particularly in relation to barn owls, hares, deer and other wildlife using the site; and
- ensuring that landscaping is genuinely capable of maintaining and enhancing the existing ecological value of the site, rather than simply replacing established habitat with new planting.

I am also particularly concerned about the proposed positioning of the new houses immediately behind existing properties on Ringsbury Close. In my view, the houses should be positioned considerably further away from the existing homes and gardens than currently proposed. A wider buffer would help protect the character of the area, preserve a greater sense of openness, reduce overlooking and visual impact, and provide a more appropriate transition between the existing homes and the new development.

The current open views across the countryside are a significant part of the character of our property and the surrounding area. The proposed development would have a serious impact on those views and on the peaceful setting that I deliberately chose when purchasing my home. [REDACTED] maintaining a calm and serene living environment is particularly important to me. The Council should take

into account the very real effect that the loss of this open outlook and the introduction of houses close to our property would have [REDACTED]

The same concern applies to the proposed water-pumping station. This should be located much further away from my home than is currently planned. A simple hedge would not address potential noise pollution or adequately screen the associated infrastructure. I would ask the Council to carefully consider the potential noise, visual, maintenance and general residential-amenity impacts of any such infrastructure before approving its location.

I am also concerned about lighting associated with the development. We currently experience virtually no light pollution. Lighting for approximately 60 proposed houses would greatly increase light pollution in an otherwise tranquil area. This would represent a considerable change to the existing conditions and could have a significant effect on nocturnal wildlife, including barn owls. It would also affect the peaceful and rural character of our property.

Any street, security or external lighting should therefore be carefully designed, positioned and controlled to prevent unnecessary light spill into the existing gardens, retained ecological areas and surrounding countryside.

The relationship between the new development and the existing homes on Ringsbury Close also needs careful consideration in terms of privacy, overlooking, noise, visual impact, boundary treatment, landscaping and the overall sense of enclosure that the development could create.

I would particularly ask the Council not to treat the wildlife concerns as secondary. We are personally witnessing wildlife using this area on a regular basis, including deer physically entering our gardens. I have video footage of this and other wildlife and would be happy to provide it, together with photographs that may assist the Council in assessing the existing ecological value and wildlife connectivity of the site.

Given the scale of the proposed development and its immediate proximity to existing homes, I respectfully ask that the revised Reserved Matters application be carefully reviewed and that the layout be amended to:

- move the proposed houses substantially further away from the existing properties;
- provide a much wider buffer between the new development and the homes and gardens on Ringsbury Close;
- protect the open character and countryside setting of the area;
- minimise the loss of outlook, privacy and tranquillity;
- protect established wildlife corridors; and

- minimise the impact on residents and the environment.

I would be grateful if my personal circumstances, the reasons why I chose to purchase this property and the importance of maintaining a calm and serene living environment could be taken fully into account, together with the wildlife evidence and the concerns raised above, before the application is determined.

Yours faithfully,

Joseph Masi

[REDACTED]

[REDACTED]