

Planning Application SMD/2016/0196

Name: Vincent McNamara

Address: Little Lawn Farm, Thorney Edge Road, Bagnall, ST9 9LE

I am writing to Object to the proposed development; I am the owner of Little Lawn Farm which is directly opposite the site of the development and myself and my family would be the most directly affected . Please see below the main grounds for my objection;

1 – Erosion of the Greenbelt ; whilst Mr Pearson’s planning application makes much reference to the rules surrounding exceptional circumstances to support this development. Mr Pearson has been a top international athlete for in excess of 10 years; he is also a local man who by the nature of his success must have access to the facilities to continue this success. For myself and my family this area represents the majority of ‘greenbelt’ land in the close proximity of our property. I would encourage the planning officer to attend my property; the size and scope of this development with completely erode this which was a primary consideration when we bought the house in 2010.

2 – Light Pollution; no mention is made of how the proposed development will be lit during winter months and at night. It lies directly in front of both the living rooms and bedrooms of my home and based on the size it must impact my property unless the proposal is to have the site closed during the hours of darkness.

3 – Highway Safety issues; I have two small children (4 years and 20months) who will be using the lane to ride bikes with friends this development will attract a disproportionate number of HGV size vehicles for the transportation of horses, feed and various other services. The size of these vehicles will create a significantly increased risk to my children and others using the road for walking/cycling/riding and other rural pursuits.

4 – Noise; I am concerned that with no stated hours of operation that noise into the evening will become an issue in particular impacting my children at bedtime. Whilst we are adjacent to the garden centre it’s hours of opening mean we are not adversely impacted.

5 – Increased risk of crime; my Pearson’s planning report directly refers to attracting people from all over the United Kingdom; at the moment ‘strangers’ can be identified due to the nature of the area this will become impossible as we won’t know as they may be using these facilities at anytime.

6 – Living Conditions; this development will fundamentally change the living conditions myself and my family currently enjoy. This will be directly in front of our home and bring additional traffic and visitors which will create a host of risks which will be adverse. It will eliminate almost all the current ‘green belt’ land and this stretch of Thorney Edge Road will effectively be fully developed.

7 – Viability of the Development; as a group of neighbours we had a discussion with Mr Pearson regarding the proposed development. I asked questions regarding the financial viability of the site and what would happen if it failed. I was surprised when Mr Pearson stated if the site remained empty he could sustain the impact on him personally. However when pressed he stated that the finances were not in place for the development and had no idea what the proposed development would cost. There is no timetable as to when the development will be completed but the planning

application puts great store in creating local jobs. This has left me concerned that we will be left with a part developed site which never fulfils what the planning application states should 'weigh heavily' on the decision for the council to support what is by it's very nature a significant departure from the objective of preserving the 'green belt'.