

From:
To:
Subject: Planning application number SMD/2021/0479 - Objection
Date: 31 July 2021 12:37:02

Sir,

We are contacting you to formally object to the above application for outline permission for a single dwelling on this land off Stanley Road. The reasons being:

- 1) The proposed development is situated in a green belt area and if granted would set a dangerous precedent for future 'infill' type development in Stanley Road between the golf club and existing cottages. The development in my opinion does not meet the 'exceptional circumstances' criteria as laid out in the NPPF.
- 2) There has already been two areas of land identified for potential future housing in Stockton Brook under the Green belt review in November 2015 and these should be considered before any other development requests in line with the SMDC Local plan.
- 3) The site is situated on a bend on an already dangerous road where there have been multiple accidents over the last 10 years. There is no made up pavement and joining the road from the site would be a further danger to vehicles and pedestrians.
- 4) The field is subject to frequent flooding that then flows across my neighbours property (Woodlands) and onto the road, causing at times a 6 foot wide stream at the front of our property- this issue is well known to the Highways department (Mr Michael Webb). Further development has the potential to make this worse.
- 5) A sizeable pond has been created on the land immediately above the proposed site (not shown on plan attached to the application but included in the Ecology report attached to the application, and recently being used for fishing). The proposed development has potential to cause harm to the wildlife in the area.

Thank you

Ken & Samantha Garvie

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