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31 December 2015

Dear Sir/Madam

**Reference Planning Application 15/01540/F**

We have the following comments on this application.

1. We feel that four houses are too much for the size of the plot. Assuming there might be two cars per household, the seven parking spaces are insufficient. And when the occupants have visitors, the parking becomes a bigger issue, spilling onto Round Close Road where on street parking is already a serious problem.
2. In the immediate area of the proposed development, Round Close Road does not support parking on both sides of the road. How will this be controlled?
3. Drawing out from the development will be unsafe as it will be a blind spot to the right due to the position of number 15 Round Close Road.
4. There is no provision for the twelve refuse bins required. Where will they stand and where will they be positioned on refuse collection days? Refuse bins are ugly and unless managed properly they can soon become an issue.

We have also sought advice concerning the submitted ecology reports and although we appreciate they might not necessitate the refusal of the development we would like to raise the following bullet points:

1. No background data is included in the report and records of multiple protected species exist in the near vicinity of the site.
2. The submitted information regarding potential bat presence is incomplete and inconsistent. Suitable roosting locations are mentioned i.e. an inaccessible loft void but not explored fully. We feel further surveys should be completed to address this issue.
3. The bat survey missed areas of the building with high potential, e.g. a gap into the north eastern corner of the building is not even mentioned in the report (as shown in the attached photograph).
4. The advice on how to proceed with regards to bats could potentially lead to the law being broken.
5. Habitat suitable for further protected/priority species is present on site, with the overgrown allotment (shown in attached photograph) suitable for common species of reptile and UK BAP species such as Hedgehog. This is not noted in the report.

In conclusion, our suggestion is to build either one large house or two smaller detached houses. Off road parking is then more manageable although we suggest parking controls are introduced on the Partridge Court side of the road to avoid parking on both sides of the very narrow street.

Please acknowledge receipt of this letter by return email and please keep us informed of all future developments and decisions regarding this application.

Yours truly

Mr and Mrs PR and AE Britton



