

From: Lorna Dannan-Reed
Sent: 20 April 2019 12:21
To: Planning
Subject: F/A/O Andrew Lewis - Planning application 19/00543

Dear Mr. Lewis,

I have recently received a **Neighbour notification / planning application** for 19/00543/REM.

In 2018 application 18/00394/REM was submitted and I logged my concerns and objections on the council planning website in relation to these plans. The application was later withdrawn.

This new application is very similar to the original and the removal of play equipment seems to be the only main amendment. Therefore my original concerns and objections are still applicable in this case. I have logged this today on the planning website.

I attach a copy of my original e-mail and concerns and hope that these will be taken into consideration. I am happy to meet to discuss this if required.

Kind regards and Happy Easter.

Lorna Dannan-Reed (Sole owner of 30 Hart Walk, adjacent property)

Tue 27/03/2018 17:57

Dear Mr, Lewis,

I write in connection to the above planning application (Letter received 15.03.2018) and wish to lodge my comment/concerns/objections within the specified 21 days and in line with the formal process. I have given this some considerable thought have examined the plans and have also consulted with friends, family and neighbours who know me, my property and the location in question. I have also completed extensive research on social media into similar style areas in housing developments across the country.

When I originally purchased the property I was told by the development company Dorchester that a focal building was to be built in this area consisting of a likely clock tower type construction that would potentially house 2 flats/apartments. However I understand that due to restrictions with the groundworks this plan has had to be abandoned.

At this stage I believe that my immediate neighbours have not been consulted with just myself being the owner of the immediate neighbouring property being included. I believe being so close to the area that their thoughts should also be considered/gauged in order to have a full and rounded view of the situation.

In theory I am not personally opposed to a play area in the location suggested and am able to see the many plusses this will bring, in particular for my immediate neighbours who have young children and dogs. It is a well thought out and attractive design and will I believe it to be more aesthetically pleasing than further brick buildings and the current hoarding, offering more green space which is valued. However I have some particular concerns/objections which I feel should be considered and addressed. Please see below:

- **Parking / Access & egress to 30 Hart Walk (My property)**

With the parking spaces located to the side of the Hart Walk, I am concerned that this will have a negative impact, restricting my free movement to and from the property particularly at busy times. I would like to know how the council will both control this and how they will make it clear to users that parking outside of these spaces or blocking the access/egress will be prohibited/dealt with. If residents parking only is to be installed how will my visitors be affected and what will the policing of this be? Has alternative access been considered from Camp Road onto the area rather than from Hart Walk? Therefore not affecting my property in anyway unless abused at busy times.

I would also like to know if a 'o parking zone' will be placed along Camp Road and around the immediate location. If not the flow of traffic on Camp Road may be affected at busy times and vision when entering/leaving will be hindered.

- **Antisocial behaviour**

It is typically known that parks of this kind attract groups of teenagers particularly at weekends and evenings, this will have a negative impact on the property price/resale value and increase the feeling of risk/safety for myself, locals, neighbours and visitors. I would like to know what proposals are being considered for restricting access out of hours, if any, and in the event of any antisocial or intimidating behaviour how such instances will be dealt with.

In recent months (at night time) I have witnessed large groups of teenagers walking up and down the road to visit the kebab van located on Chilgrove Drive, playing loud music and shouting at passing cars etc. I imagine that the play park will attract these groups as it provides a safe and secluded environment. Will surveillance equipment be in place and who will be in control of this? If so where would the boundaries of this equipment be in relation to my property etc.?. Will the park be locked at certain times of the day to deter groups of teenagers? Having researched this issue on social media, I am very aware that parks located on large developments similar to Heyford Park **always** have problems with teenager's congregating and causing a nuisance, this one in particular

will attract those wanting to stay out of the eyes of the main development with it being right at the edge and secluded from sight.

- **Noise / privacy levels**

I appreciate this is inevitable with this type of development, I do work from home on occasions in the week and whilst there is some noise already in the gardens at weekends, an area such as this will increase it dramatically. Again this may have a negative impact on the property price / resale value / interest. It will also reduce mine and my neighbours privacy / ability to sit in the garden peacefully with respite from our busy lives

- **Maintenance and waste management**

How will the area be maintained and how often ,particularly since the further council cuts have been established? Will provisions be made for general waste and dog waste and how often will these be collected and cleaned to avoid smells and attraction of pests?

I would also like to know what other similar sites have been considered on the wider development and where these will be located, this may reduce the amount of use this particular park area attracts. However I am told that a further development is due at Lechmere Farm and whilst initially the visitor levels to this play area may be kept to a minimum this further development may increase footfall and any issues. Therefore I believe this longer term view must be considered.

I look forward to hearing from you and thank you for the consideration given to the above.

Kind regards.

Lorna Dannan-Reed (Sole property owner)
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