

<b>APPLICATION NO: 17/02110/FUL</b>		<b>OFFICER: Miss Michelle Payne</b>
<b>DATE REGISTERED:</b> 7th November 2017		<b>DATE OF EXPIRY :</b> 2nd January 2018
<b>WARD:</b> Battledown		<b>PARISH:</b>
<b>APPLICANT:</b>	BTL Developments	
<b>LOCATION:</b>	Land And Garages At King Alfred Way, Cheltenham	
<b>PROPOSAL:</b>	Demolition of 14no. lock-up units and erection of 4no. two bedroom dwelling houses with associated car parking	

## REPRESENTATIONS

Number of contributors	<b>5</b>
Number of objections	<b>5</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

33 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 17th November 2017  
Letter attached.

**Comments:** 19th March 2018

The superficial adjustments to this proposal have done nothing to address the significant objections voiced by those neighbouring the land in question.

Poor visibility and traffic congestion remain issues; building is still proposed too near to existing trees and in a manner which impacts privacy and light.

It is particularly significant for us that the property now labelled 2 and its walled exterior space are still blocking reasonable access to our garage. Although the modified plan shows a superficial change in this respect, the walled exterior space of the current Property 2 is incompatible with our right to access our own land and garage. The space depicted is inadequate in view of our reasonable need to manoeuvre in and out of the existing garage and to leave and enter King Alfred Way in a forward gear. Should these unsuitable plans be pursued further, we would pursue this matter by all means available.

**Comments:** 20th March 2018  
Letter attached.

31 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 20th November 2017  
Letter attached.

**Comments:** 23rd March 2018  
Letter attached.

29 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 20th March 2018  
Letter attached.

**Comments:** 17th November 2017  
Letter attached.

27 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 17th November 2017  
Letter attached.

**Comments:** 20th March 2018  
Letter attached.

25 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 21st November 2017  
After careful consideration we would like to formally and strongly oppose the proposal referenced above.

First and foremost we feel the erection of such a development will incur a dramatic increase in noise and traffic levels in an already busy road. Although parking has been allocated for the proposed dwellings; we do not feel that this is adequate when taking into consideration the number of cars that already park along this street daily and also the increase in the sheer volume of already near continuous traffic flow. Also we feel that the proposer has neglected to account for any additional vehicles, being that most families typically have more than one vehicle per household and visiting guests or family members. The removal of the garages will also increase the number of cars parking on the street adjacent, which is already at best a car park in itself most of the time. We are concerned that the increase in on street parking will make it more dangerous for pedestrians to cross the road between parked vehicles, especially given the number of young families there are in our area.

The elevation of said housing will ensure that our house and our neighbour's houses will almost certainly be constantly overlooked; not only detracting greatly from our privacy (and again adding to the noise levels) but also raising the question of drainage. The plans do not aptly portray the gradient to which all of our gardens are situated and the raising of the two storey houses above this level will also almost certainly have a detrimental effect in the loss of light in our garden.

Also we have considered the number of proposed houses in such a small space, which almost appears to have been designed to cram as many people in as possible. All neighbouring houses in the area have adequate parking (as previously mentioned) and garden space. In fact; the design of such houses do not appear to be in keeping with the look and appearance of all the other houses in this area; the flat roofs and frontage seeming a complete antithesis of the look and feel of what we consider to be traditional and Cheltenham-esque homes.

We also have taken into consideration the feelings of our neighbours whom have also all opposed this proposal and cannot help but feel that this certainly indicates that this is the firm consensus of the area. We have been made aware of historical proposals for which we feel should indicate that the planned proposal is only a slight renovation of previously denied applications.

We do certainly hope you will kindly take our comments and considerations into account and would be open to representing our objections to the planning committee.



33 Hales Road  
Cheltenham  
GL52 6SL

13 November 2017

Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

Dear Miss Payne

**RE Planning Application 17/02110/FUL: Land and Garages at King Alfred Way  
Cheltenham**

We wish to make you aware of a number of strong objections to the proposal referenced above. As immediate neighbours to the land in question, we believe that the proposed development will have a negative impact on the area and the quality of life of those living and working in the area. Our specific objections are as follows:

**1. Inadequate Parking and Access**

**Cheltenham Borough Local Plan states in Policy TP6 that, "Development will be permitted where it makes provision for car parking in accordance with the standards in table 16." The table requires 1.5 car spaces per dwelling outside the core commercial area.**

**Policy TP1 in the Local Plan states that, "Development will not be permitted where it would endanger highway safety, directly or indirectly."**

This proposal includes only 1 off-road parking space per dwelling, which is inadequate to meet the 1.5 requirement stated above. Even the recently rejected plans for development in King Alfred Way proposed 1.4 car spaces per dwelling. This proposal would lead to further on-road parking on King Alfred Way and in the surrounding area. There is already intense on-street parking pressure on King Alfred Way, for both residential and business purposes; this is illustrated in the attached photograph (Figure 1). The level of congestion has already been the subject of comment on this application by Waste services. Traffic flow is already poor at busy times.

The proposed removal of lockup garages may have some detrimental impact on on-street parking, even if some of the small business owners currently using these garages rent space elsewhere. However, the proposed addition of five residential dwellings with inadequate parking would both add to on-street parking pressure and lead to congested

over parking within the development itself, further limiting safe use of the space. The alteration of the access, and proposed location of properties 1 and 2 would limit visibility when entering King Alfred Way by car or bicycle, to a much greater extent than do the current lock-up garages. This would have a negative effect on road safety in a congested area with regular near-misses.

We therefore believe the proposed development will damage traffic flow, local road safety and residential amenity.

## **2. Detrimental Impact on Character and Quality of Life, Inadequate Amenity**

**Policy S3 from the Gloucestershire Structure Plan (quoted in Cheltenham documents) states that utilisation of land in built-up areas should be, "consistent with the character and appearance of the wider location and the quality of life of those living and working in the locality."**

**Policy RC7 in the Cheltenham Local Plan states that, "Residential development will only be permitted where it provides an appropriate amount of amenity space."**

**The Local Plan also states that, "Amenity space is an essential and integral element of residential development. It generally comprises green space and planting, which reduces the density of development, softens the urban fabric and provides a setting for buildings; it clearly has a very important role in securing a more attractive townscape and pleasant living environment." (Paragraph 10.64)**

The proposed development does not respect local context and would be out of the character of the area. The neighbouring properties are characterized by adequate spacing and decent-sized plots. The proposed crammed dwellings have no space between them and the plot boundary, and half have no garden space. The proposed properties are flat-roofed; there are no similar residential properties in the area. This would make the proposed development inconsistent with the appearance and character of the area, having a poor visual impact.

The proposed properties, being considerably taller than the current lock-ups, would impact the privacy of existing residents' properties and gardens on the eastern side of Hales Road, (particularly when the comments below on screening are taken into account). The proposed properties would also impact light available to existing properties and gardens during half of each day. We therefore believe the proposal contravenes Policy S3 and affects amenity.

At 33 Hales Road we enjoy **the benefits of a right of access across the land in question, which is secured by deed**. Although the developer's proposals do not make this clear, the building to the rear of 33 Hales Road is a garage on our property. We have a right to reasonable vehicular access to this garage, which is only accessible via the land in question. We attach a drawing (Figure 2) which gives a more informative picture of the buildings and current usage of this land, including rear access.

Although the access is not itself a planning issue, we note that aspects of the proposal are

incompatible with access to our garage, which we access regularly by car and bicycle. The proposed location of property 1 and its exterior space would have the effect of preventing reasonable vehicular access and use of the garage, because the current lock-ups provide only just adequate space to manoeuvre a normal-sized car in front of the lock-up garages in order to enter King Alfred Way in a forward gear. (The congestion and visibility issues of King Alfred Way have been noted under Point 1 above.) The under-provision of parking within the proposed development would lead to congested over-parking by proposed residents within the site, meaning that, even if Property 1 were not blocking the route, this proposed development would prevent adequate access to our own property and use of our own garage. We therefore believe that the proposed development has a detrimental impact on our quality of life and that of our neighbours, and contravenes Policy S3.

It is directly relevant to note that the proposal and developer's drawings depict amenities that are incompatible with existing access rights and therefore could not be provided as shown. The drawing shows hedge screening, green space, private outdoor space for Property 1, and bicycle parking, all of which are incompatible with rear access to existing properties (for example, a hedge is shown planted over the front of our garage.) With these features necessarily removed, the proposal represents even greater loss of amenity and enjoyment for existing residents, because the visual impact and loss of privacy would be even greater than the current proposal suggests. The amenity that could be provided for proposed future properties would be significantly less than the drawings suggest, in terms of green space, planting and private space. We believe the proposed development already has poor amenity space and is inconsistent with Policy RC7; this would be even worse when it is degraded further.

We would be grateful if the Council would take our considerations into account when deciding this application. We would welcome the opportunity to meet with a representative of the planning department to illustrate our objections, and to speak at the planning committee.

Yours sincerely

A large black rectangular box redacting the signature of the sender.A black rectangular box redacting the address of the sender.



Fig 1. On-street Parking in King Alfred Way

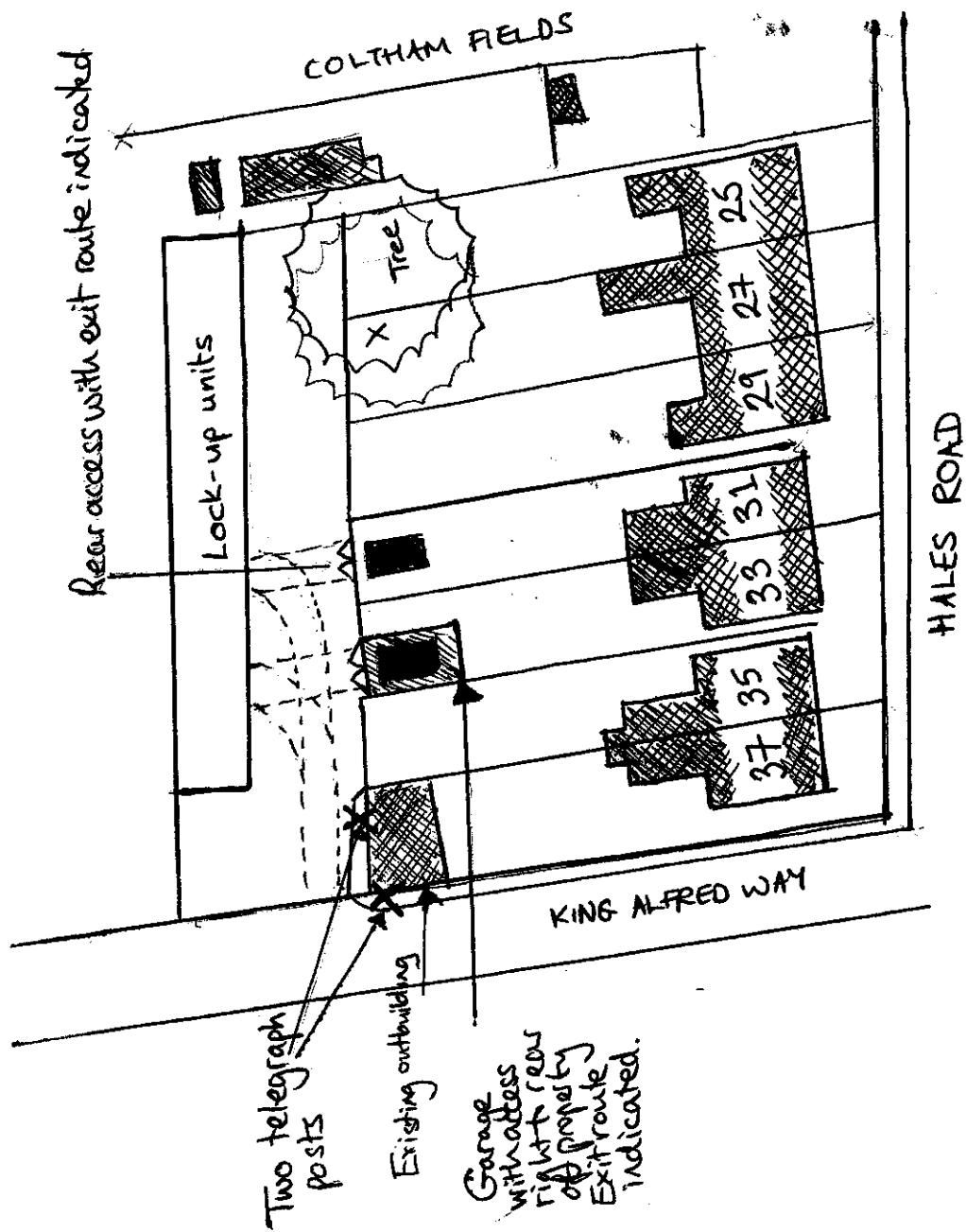
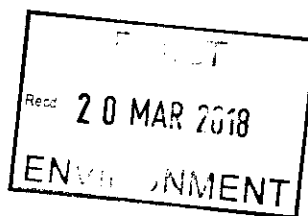


Figure 2: Hand-drawn illustration of current usage.  
Not to scale.





33 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

18 March 2018

Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

Dear Miss Payne

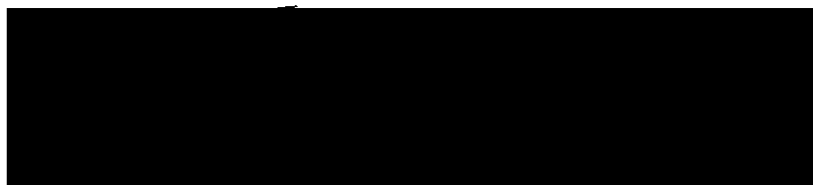
**Planning Application 17/02110/FUL: Land and Garages at King Alfred Way  
Cheltenham**

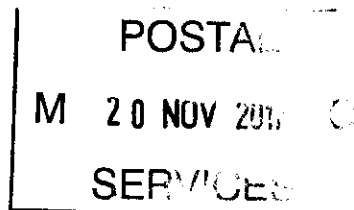
The superficial adjustments to this proposal have done nothing to address the significant objections voiced by those neighbouring the land in question.

Poor visibility and traffic congestion remain issues, building is still proposed too near to existing trees and in a manner which impacts privacy and light.

It is particularly significant for us that the property now labelled 2 and its walled exterior space are still blocking reasonable access to our garage. Although the modified plan shows a superficial change in this respect, the walled exterior space of the current Property 2 is incompatible with our right to access our own land and garage. The space depicted is inadequate in view of our reasonable need to manoeuvre in and out of the existing garage and to leave and enter King Alfred Way in a forward gear. Should these unsuitable plans be pursued further, we would pursue this matter by all means available.

Yours sincerely





31 Hales Road  
Cheltenham  
GL52 6SL

16<sup>th</sup> November 2017

Planning: Environmental & Regulatory Services  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

**For the attention Miss Michelle Payne, Planning Officer**

REFERENCE: PLANNING APPLICATION NO 17/02110/FUL

**Proposal: Demolition of 14 lock up garages and erection of five two bedroom dwelling houses with parking at King Alfred Way**

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location.

From site plans the back access, which the Hales Road properties currently benefit from, is seriously compromised.

I have accessibility to the back of my property via the back access road at King Alfred Way so I am able to park my car. There is a proposed bike storage and hedging shown on the diagram which blocks this access which I strongly oppose to as I want to continue to be able to move in and out of my property. In addition, the proposed houses have been allocated 1 car-parking space each, which due to a lack of adequate space in this area would cause serious issues around manoeuvrability.

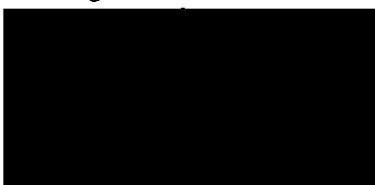
Consideration should also been given to current parking and traffic issues in this particular area. King Alfred Way is already congested with parking from employees working within the industrial estate and also by through traffic. Although 5 parking spaces have been allocated in this proposed development this is inadequate; the possibility of additional cars from family members or visitors, and the negative effect this will have on parking, congestion and safety in the area, cannot be ignored.

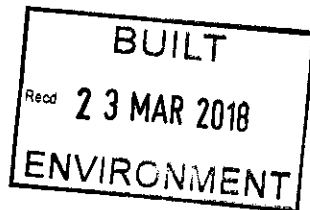
There is a distinct over development of this particular site. The layout and density of the proposed 5 dwellings is unacceptable in such a limited space. It will have an adverse effect on the residential amenity of neighbours with increased noise and overshadowing.

As two- story houses are proposed, and with building right up to property boundary lines, my property will be severely overshadowed which I object to. As these are also dwellings, and five of them, the noise levels will inevitably be higher than they are currently, from both human and vehicular traffic which I am strongly against.

While I have taken every effort to present accurate information for your consideration I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Regards





  
31 Hales Road  
Cheltenham  
GL52 6SL

21st March 2018

Planning: Environmental & Regulatory Services  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

**For the attention Miss Michelle Payne, Planning Officer**

REFERENCE: PLANNING APPLICATION NO 17/02110/FUL

**Proposal: Demolition of 14 lock up garages and erection of four two bedroom dwelling houses with parking at King Alfred Way**

The revised plans for the proposed development do not appear to have taken some of the objections previously raised into consideration.

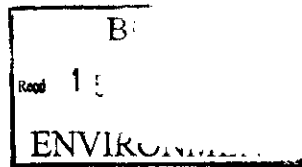
As previously stated King Alfred Way is already congested with parking from employees working within the industrial estate and also by through traffic. With additional housing, although a parking slot has been allocated for each residence this is not sufficient. King Alfred Way has little capacity to accommodate any further traffic or parking which new housing will inevitably bring. Highway safety will undoubtedly be compromised.

Although the proposal has now reduced the number of dwellings to four there is still a distinct over development of this particular site; the density is unacceptable. As these properties are in close proximity to the back gardens of the Hales Road properties there will be overshadowing and also with windows now shown on the side of the dwellings there will be loss of privacy which I strongly object to.

While I have taken every effort to present accurate information for your consideration I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Regards





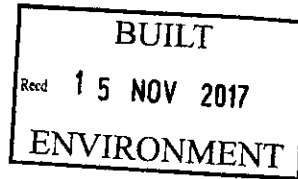
29 Hales Road

Cheltenham

GL52 6SL

14<sup>th</sup> November 2017

Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP



Dear Miss Payne

**RE Planning Application 17/02110/FUL: Land and Garages at King Alfred way Cheltenham.**

I wish to make you aware of my objections to the proposal of the above planning application. As my property is adjacent to the proposed development I feel that it will have a overwhelming negative effect on my property and that of my neighbours and the surrounding area.

**Planning impact to my property:-**

- Looking at the proposed planning for building at the rear of my property 29 Hales Road I feel that the extent of the said proposal will completely block the rear of my garden and will cause a huge visual impact on my home as along with my neighbours. My as with my neighbours garden is elevated up from my house and this will make the planned house side elevation higher than if on an equal level, this causes concern for myself as my garden will have an imposing high brick wall at the boundary of my property causing privacy issues and will also have high impact on light available to my own and adjacent properties and gardens
- On the proposed plans it shows no trees on my property yet at the end of my garden adjacent to the proposed property I have well matured trees that will be next to the planned houses. These trees were planted many years ago by my late wife and it will cause much distress to myself and my family if construction caused any damage or loss to the trees and will not be tolerated.
- On the proposed planning it appears to show that my boundary fence has been removed and replaced by the brick wall as stated above this being the the side elevation of the proposed house at the end of my garden Does this mean that my fence will be removed for construction of the houses? If so how


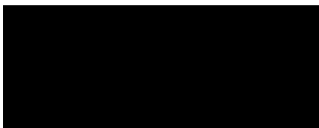
will the construction take place? Will there be a need to venture onto my property, also how will the side elevation of the proposed property be maintained without entering my property this could constitute as trespass.

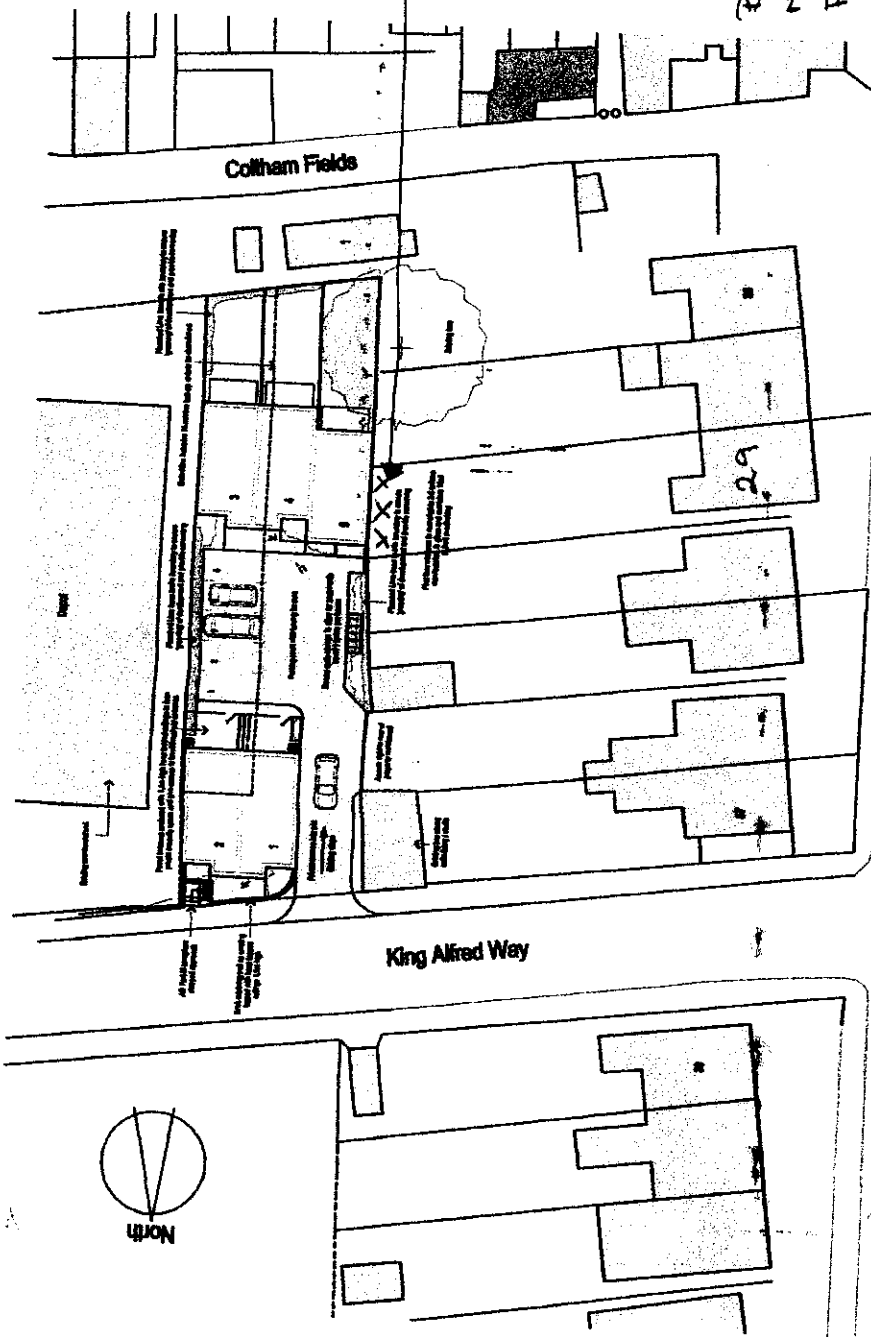
**Traffic and Parking:-**

I feel that there is a lack of parking on the proposed site and would lead to over parking into the surrounding area causing over congestion where there is already parking issues with not enough spaces for local residents. There is also issues with road safety in King Alfred Way during business hours as cars, vans and trucks all vie for parking, at times creating blind spots when entering and leaving the proposed site.

I will be grateful if the Council will take into considerations my concerns and objections of this application

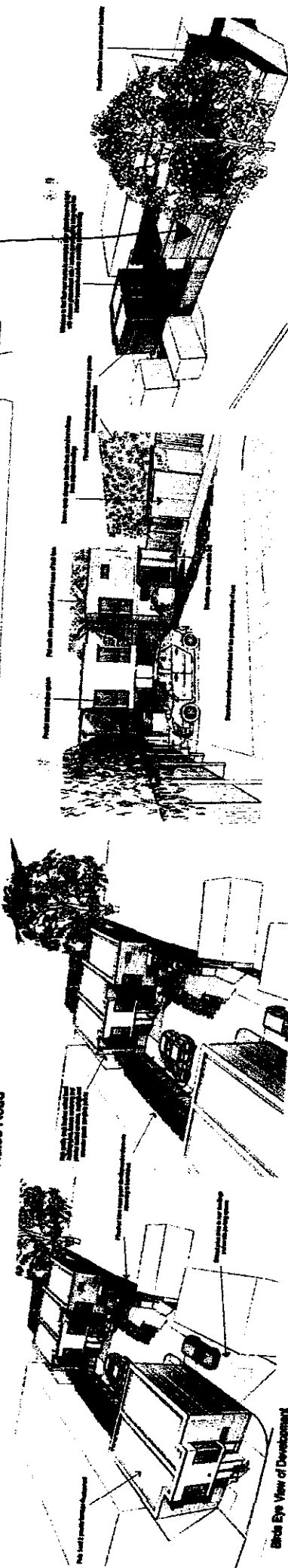
Yours sincerely

A black rectangular box redacting the signature of the sender.A black rectangular box redacting the address of the sender.



"X'S INDICATE TREES  
SITUATED ON MY  
PROPERTY 29 HALES ROAD

BOUNDARY FENCE  
NOT SHOWN ON  
PLANS.



Birds Eye View of Development

Coombes : ewell architects limited  
Unit No. 1, The Old Dairy  
Rushley Lane  
Wendlesham  
Suffolk  
IP24 6UE  
Tel: 01473 87772 & 01473 87763  
Fax: 01473 87764  
www.ewell-architects.co.uk

- ☐ Preliminary
- ☐ Feasibility
- ☒ Planning
- ☐ Building Regulations
- ☐ Tender
- ☐ Construction Stage
- ☐ As Built



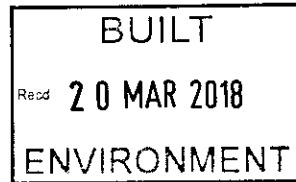
1. This drawing is to be read in conjunction with the following documents:  
a. All other drawings in this application.  
b. The Planning Permission granted on this site on 14/05/2017.  
c. The Planning Conditions attached to the Planning Permission.

View into Rear of Development

Front Elevation of Plot 3 - 6

View of Rear of Development

Client:	BTLS Developments	Project:	Level at King Alfred Way, Cheltenham, Gloucestershire, Gloucestershire, Gloucestershire
Drawn by:	AAH	Scale:	1:500 (B/A1)
Project No.:	17-28-025	Date:	October 2017
		Project / Drawing No.:	17-28-025 / PL003



29 Hales Road

Cheltenham

GL52 6SL

20<sup>th</sup> March 2018

Cheltenham Borough Council  
Box 12  
Promenade  
GL50 1PP

P.O.  
Municipal Offices  
Cheltenham

Dear Ms Crews,

**RE: Revised planning application 17/02110/FUL for Land and Garages at King Alfred Way Cheltenham.**

After looking at the revised planning proposals I still have concerns about the development.

**Proposed planning impact to our property:-**

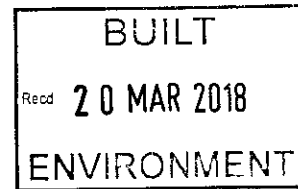
- It appears on the new plans that the side elevations towards my garden have small windows. As the planned properties are elevated above my property I feel that this is invasive to my privacy as there will be direct vision into my gardens and home.
- On the plans it **does not** show that I have three trees at the rear boundary of my garden, a Norway maple an Apple tree and a Holly tree. I have read the tree specialists report and it states that I only have walnut tree in my garden I **do not have a walnut tree** in my garden and never have had one so the report is incorrect. May I suggest that you revisit the site.
- After reading the report regarding ground contamination checks and asbestos possibilities I am very concerned as to how this would be handled and contained from any dust or contamination entering my property and garden. I myself suffer from chest infections from time to time and more importantly my late wife passed away in 2016 from asbestosis which causes myself great concern and distress at the possibility of any of the above effecting my home.

**Traffic and Parking:**

I am still concerned about the traffic within the proposed area and the lack of vision on exiting the site onto King Alfred way and also onto the Hales Road as I have witnessed and accidents that have occurred in this location. on several occasions. Also the parking spaces within the area continue to become increasingly hard to find as hospital staff vie for and use this area for parking during their working hours putting even more strain on the area. Also where will the cars of the local residents park that use the garages with the already lack of parking spaces.

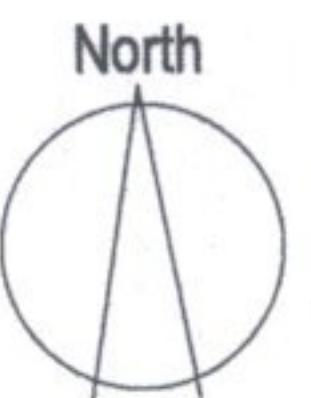
I continue to ask that you take our concerns into consideration of this application and would be also grateful if you could keep me informed of future progress and any committee meetings that I may attend.

Yours sincerely





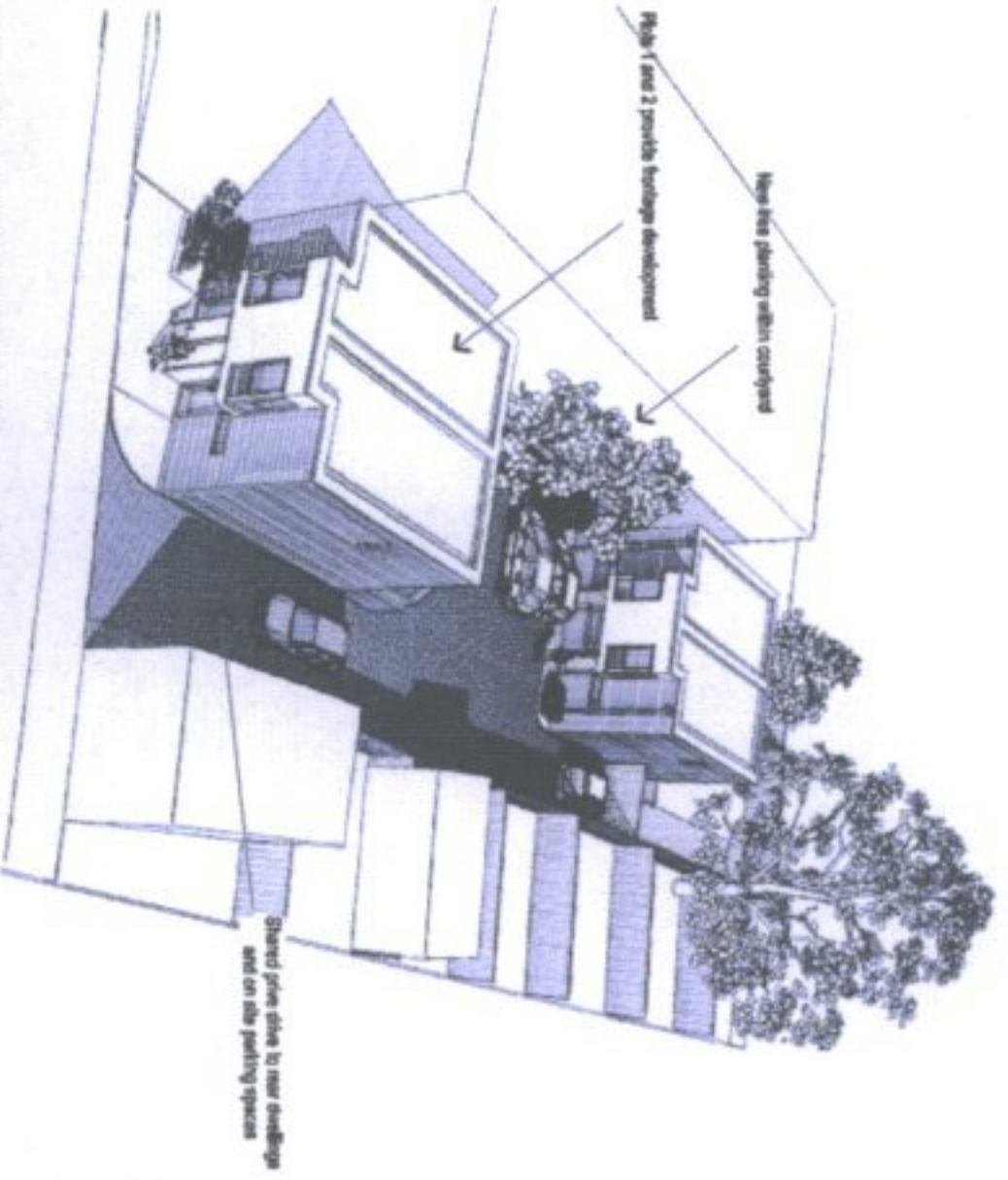
BUILT  
Recd 20 MAR 2018  
ENVIRONMENT



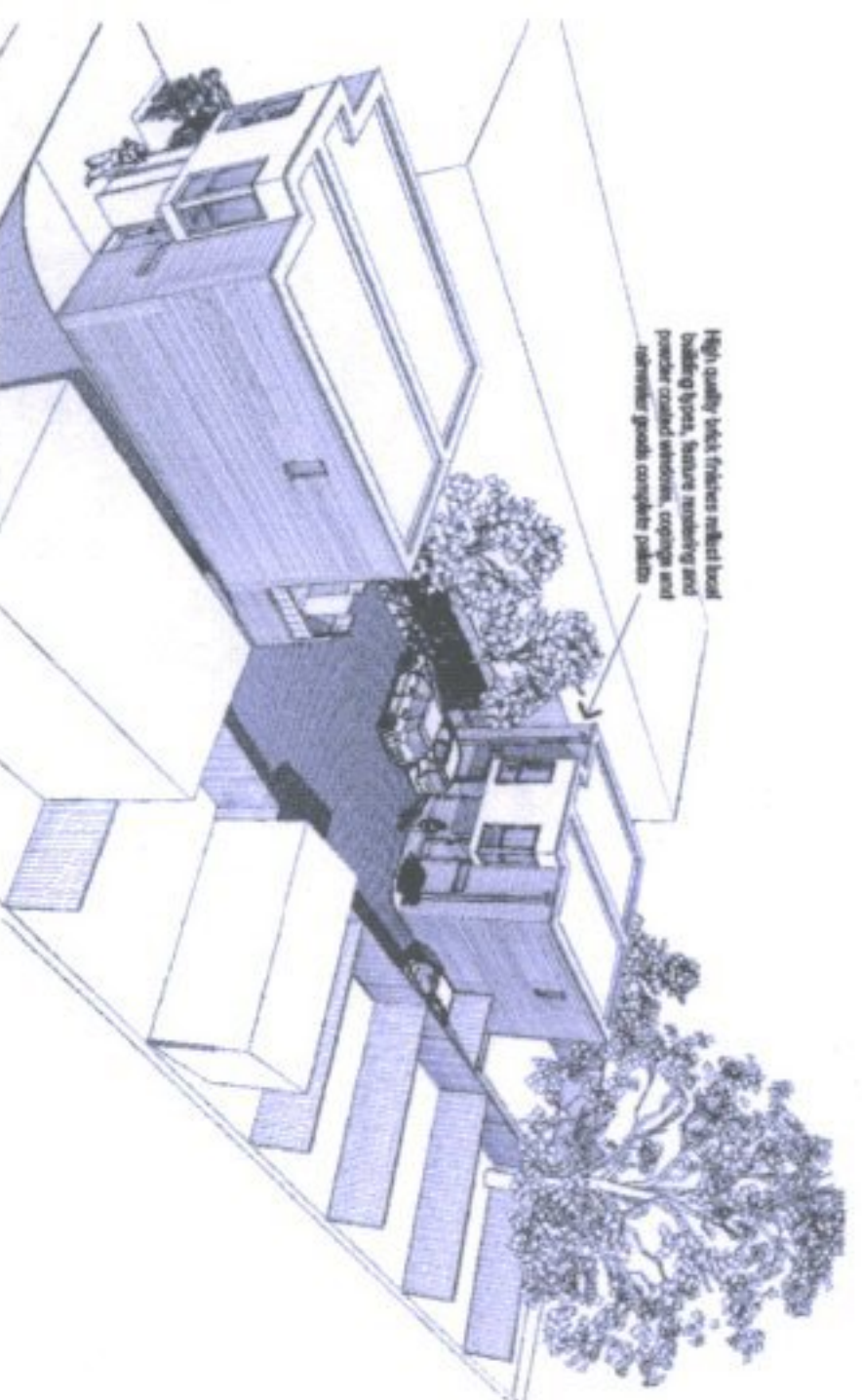
Hales Road

King Alfred Way

Coltham Fields



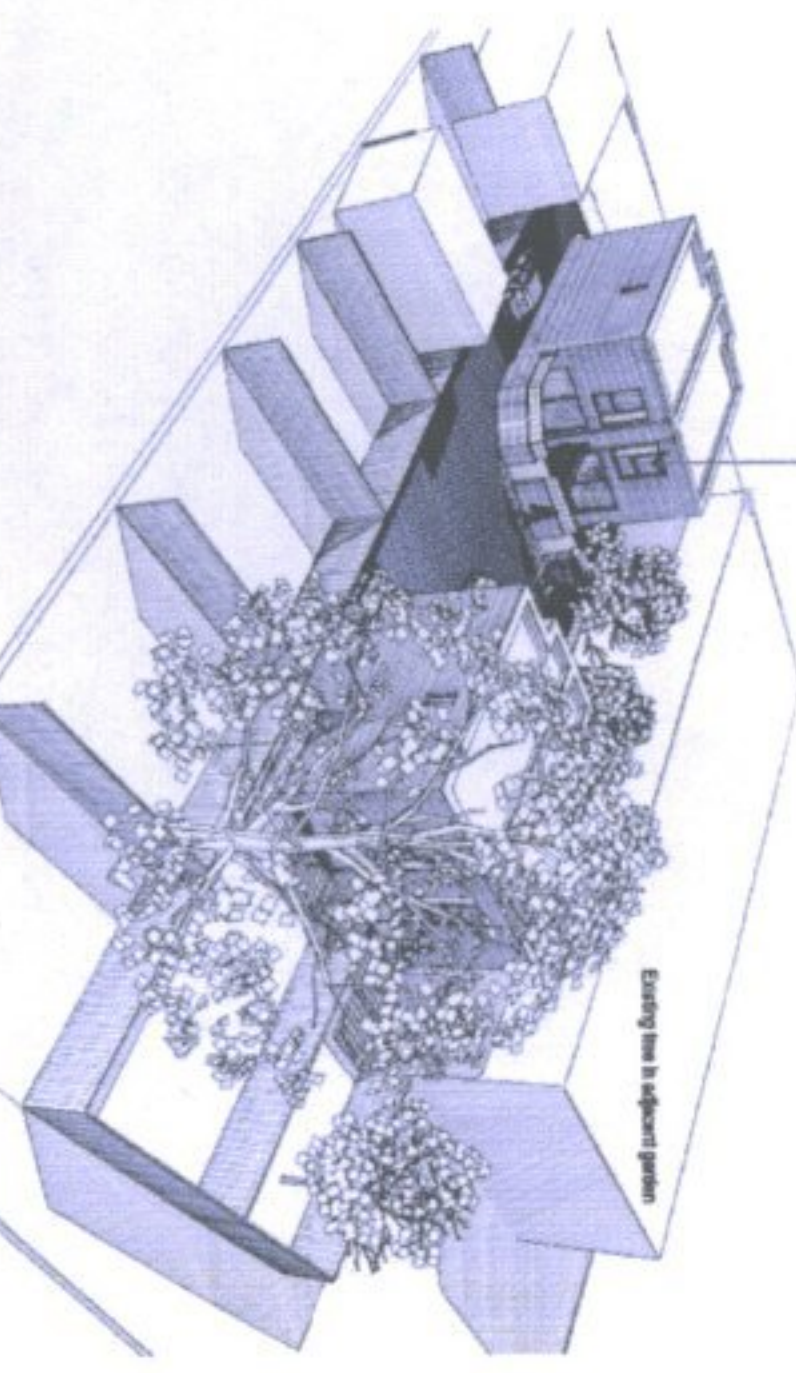
Rear View of Development



View into Rear of Development



Front Elevation of Plots 3 & 4



View of Rear of Development

No 29  
3 trees: Norway Maple  
Apple Tree  
Holly Tree

coombes : everitt architects limited  
Unit No. 1, The Old Dairy  
Rushley Lane  
Winchcombe  
Gloucestershire  
GL54 5JE  
t: 01242 807727 f: 0845 5575833  
e: info@ce-architects.co.uk  
www.ce-architects.co.uk

- ☐ Preliminary
- ☐ Feasibility
- ☐ Planning
- ☐ Building Regulations
- ☐ Tender
- ☐ Construction Issue
- ☐ As Built

RIBA  
Chartered Institute

1. This drawing and content is copyright © of coombes : everitt architects limited and should not be reproduced without written permission.
2. Do not scale drawings. All dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator.
3. Existing conditions are indicated by dashed lines and should be taken from structural engineers drawings.
4. Engineering information is indicated by solid lines and should be taken from structural engineers drawings.

Rev A : 24.01.2018 Location of existing trees updated and potential 6.5m exclusion zone indicated, SW  
Rev B : 08.02.2018 Scheme related to four number drawings, AH

Drawing Title: Proposed Site Layout And Images of Development

Client: BTL Developments

Drawn by: AH Checked: JE

Project No: 17.20.025

Project: Land at King Alfred Way, Cheltenham, Glos

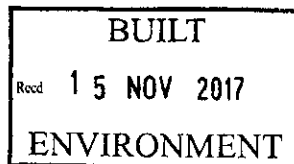
Scale: 1:200 @ A1

Date: October 2017

Project / Drawing No: 17.20.025 / PL006B

coombes : everitt architects





27 Hales Road

Cheltenham

GL52 6SL

14<sup>th</sup> November 2017

Cheltenham Borough Council

PO Box 12

Municipal Offices

Promenade

Cheltenham

GL50 1PP

Dear Miss Payne

**RE Planning Application 17/02110/FUL: Land and Garages at King Alfred way Cheltenham.**

We wish to make you aware of our objections to the proposal of the above planning application. As our property is adjacent to the proposed development we feel strongly that it will have a negative effect not only on our property but also on our neighbours and the surrounding area.

**Proposed planning impact to our property:-**

- Looking at the proposed planning for building at the rear of our property we feel that it will have major visual impact on our home as our gardens are elevated from our house and this will make the planned house side elevation higher than if on an equal level, this causes concern for privacy and will also have high impact on light available to our property and garden and that of our neighbours.
- On the proposed plans it show a tree in the garden of 25 Hales Road which is incorrect as the tree is actually situated in our garden at 27 Hales Road making the tree closer to the proposed planned houses. This tree has been established in our garden for the last forty years and we have concerns that the construction of these houses may cause damage or destruction of our property.

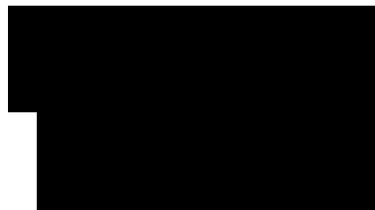
- Also on the proposed planning it appears that our boundary fences have been removed and there will a brick wall, the side elevation of the proposed house at the end of our garden Does this mean that our fence defining the boundary to our property will be removed for construction of the houses? If so how will the construction take place? Will there be a need to venture onto our property, also how will the side elevation of the proposed property be maintained without entering our property this could constitute as trespass.

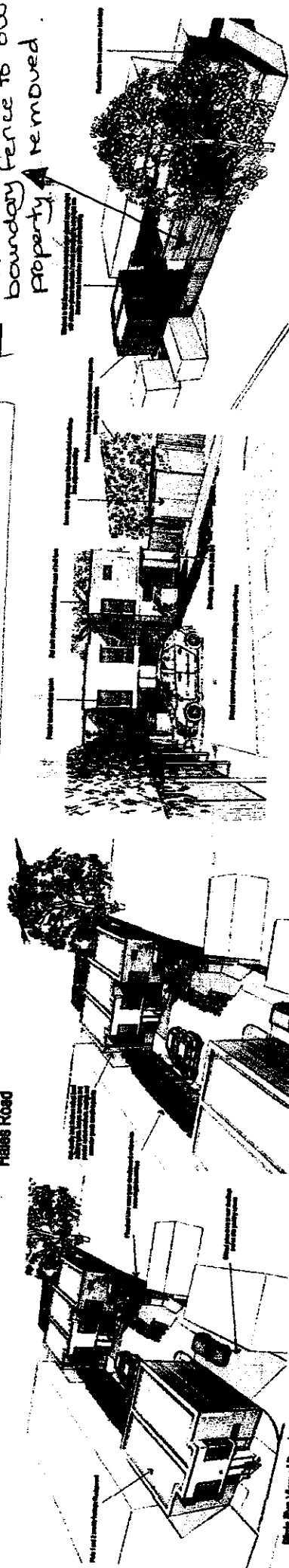
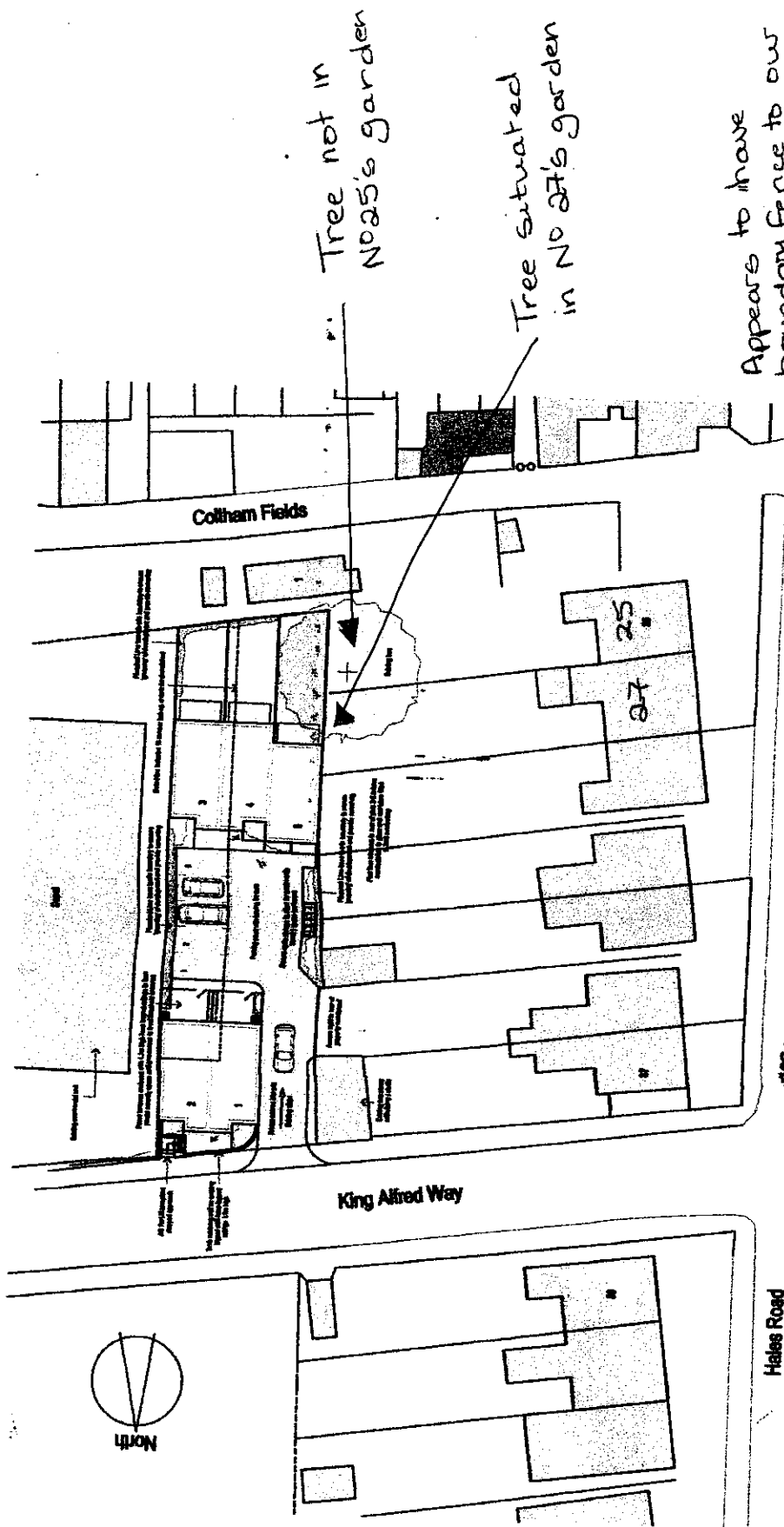
#### **Traffic and Parking: -**

We feel that there is a lack of parking on the proposed site and would lead to over parking into the surrounding area causing over congestion where there is already parking issues with not enough spaces for local residents. There is also issues with road safety in King Alfred Way during business hours as cars, vans and trucks all vie for parking, at times creating blind spots when entering and leaving the proposed site.

We will be grateful if the Council will take into considerations our concerns of this application

Yours sincerely

A large black rectangular redaction box covering the signature of the sender.A black rectangular redaction box covering the signature of the sender.



Front Elevation of Plot 3 - 5

1. The proposed development is a residential development consisting of a row of houses. The development is located on a plot of land which is currently used as a field. The development is proposed to be built on the site of the field. The development is proposed to be built on the site of the field. The development is proposed to be built on the site of the field.

RIBA  
Architects

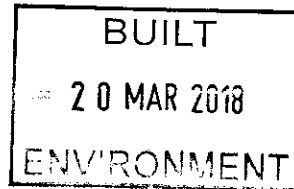
coorise : overall architects limited  
Unit No. 1, The Old Dairy  
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☐ Preliminary  
☐ Feasibility  
☐ Planning  
☐ Building Regulations  
☐ Tender  
☐ Construction Issues  
☐ As Stds

View of Rise of Development

Project: Land at King Alfred Way, Wokingham, Glos  
Drawing No: Proposed Site Layout and Images of Development  
Client: RIBA Developments  
Drawn By: JH  
Checked: JH  
Project / Drawing No: 17.00.005 / 17.00.005  
Scale: 1:500 @ A1  
Date: October 2017

coorise : overall architects



27 Hales Road

Cheltenham

GL52 6SL

19<sup>th</sup> March 2018

Cheltenham Borough Council  
P.O. Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

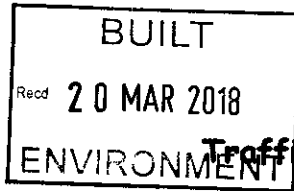
Dear Ms Crews,

**RE: Revised planning application 17/02110/FUL for Land and Garages at King Alfred Way Cheltenham.**

After looking at the revised planning proposals we still have concerns about the development.

**Proposed planning impact to our property:-**

- It appears on the new plans that the side elevations towards our gardens have small windows. As the planned properties are elevated above our properties we feel that this is invasive to our privacy as there will be direct vision into our gardens and homes.
- Regarding the Norway maple situated in our garden **No 27** we are very concerned about the preservation of the tree, we have had our own independent tree specialist to look at it who has informed us that the tree is in very good condition and that any tree root disturbance could be detrimental to its health.
- After reading the report regarding ground contamination checks and asbestos possibilities we are very concerned as to how this would be handled and contained from any dust or contamination entering our properties and gardens as [REDACTED] suffers from chronic asthma and this could cause further serious health issues.



**Traffic and Parking:**

We are still concerned about the traffic within the proposed area and the lack of vision on exiting the site onto King Alfred way and also onto the Hales Road as we have witnessed and assisted with help at accidents that occurred in this location. Also the parking spaces within the area continue to become increasingly hard to find as hospital staff vie for and use this area for parking during their working hours putting even more strain on the area.

We continue to ask that you take our concerns into consideration of this application and would be also grateful if you could keep us informed of future progress and any committee meetings that we may attend.

Yours sincerely

