



We are neighbours backing on to the proposed development site from Hillside Drive [REDACTED] Echo roundabout. We object to the application on the following grounds.

First we believe there are untrue statements in their document 'Statements of comments and involvement'. We and our two neighbours in Hillside Drive, all of whom back on to the development site did not receive any leaflets sent out by Galliard and only heard about the development from third parties later. Secondly we as one of 38 owners of affected properties surrounding the site submitted a letter to Galliard which has not been taken account of in their comments to council.

We are not objecting to development per se and understand the need for housing and wish to be constructive but 41 houses +13 apartments plus a 20 room 3 storey high medical Centre on less than 3 acres of land (part of the land is designated for public use) is too high a density to integrate into the surrounding area and current infrastructure. Apart from the apartments the cramped terraced houses and the medical centre design do not complement the local area.

Education. Galliard obviously expect families to purchase their properties by the fact they are providing the play area but this does not address the already shortage of school places in the area which is a big problem.

Traffic problems. As residents of Hillside Drive we currently have great difficulty during commuter periods and school opening and closing periods exiting and entering our drive into and from Old Rd, East which frequently becomes gridlocked. Even worse when the A2 is frequently blocked Old Rd East becomes a detour route adding to an already problematic situation. As you will know a very high proportion of the local traffic has to use Echo Square with its extremely busy five arterial junctions . We believe the application greatly underestimates the traffic generation from this development.

The site access road junction with Old Rd East is directly opposite Christ church and the nursery. The church conducts many funerals and weddings which require associated vehicles to stop on Old Rd, East.



Air quality. A high percentage of Old Rd. East traffic passes through the already very busy 5 arterial junction roundabout of Echo Square. I believe it was in 2009 following an air-quality survey, we as shop owners in Echo Square were advised the air quality was approaching the maximum acceptable limit. We notice the application under **Constraints** states that the AQMA – Echo Junction is Not available. This is not acceptable when there is quite a high possibility with the extra traffic generated that the air quality limits could be exceeded.

Medical centre. We know from previous development applications that medical centres more often than not do not get built. Frequently the land is used for housing a few years later. We would welcome the centre being built but three stories high is out of proportion with the surrounding area and will overlook many existing properties. It is also regrettable to note there is no provision for a pharmacy in the plan.

Parking. The lack of visitor parking spaces will lead to parking in already congested roads on – the North side of Old Rd. East. Many of the parking spaces allocated for the medical centre would be occupied by staff leaving too few spaces for patients leading to off site parking in congested roads once again.

The following are not part of our objection but issues connected with the development.

Boundaries. The developers in a letter to registered neighbours stated that they 'intend to work towards uniformity in boundary structures'. It is interesting to see how this can be possible when we have wooden fences, brick walls ,centuries-old Flint walls and chain link fencing all surrounding the site.

We note the police letter requiring the site to be made secure before development, but at the moment our boundary is not secure due to the recent storms demolishing fence panels owned by the developers and our property is open to the current playing field.

The Galliard boundary at the bottom of our garden is a very old Flintstone wall believed to be well over a century old and apart from being a boundary it is a retaining wall for our land which varies from 1m to 1.5 m higher than the current development site in that area. The cement on this wall is crumbling



and the previous owners had to repair the wall on a number of occasions. This wall will definitely need stabilising before any other boundary structure is installed between us and the proposed new house the other side. The aforementioned fence panels are above the wall on part of the boundary and chain link fencing above the wall on another part.

Ground conditions. Having overlooked the current playing field for 40 years we have always been aware of the fenced off area within the playing field and was told it was a sinkhole, we note from the GeoRisk survey report that in fact it is a chalk mine shaft resulting from historical chalk mining in the area. We trust the council will take every precaution to ensure Galliard do not cause unstable ground conditions requiring major stabilisation as Galliard's last published accounts do not make very encouraging reading even before a huge £31 million set aside for building safety work.