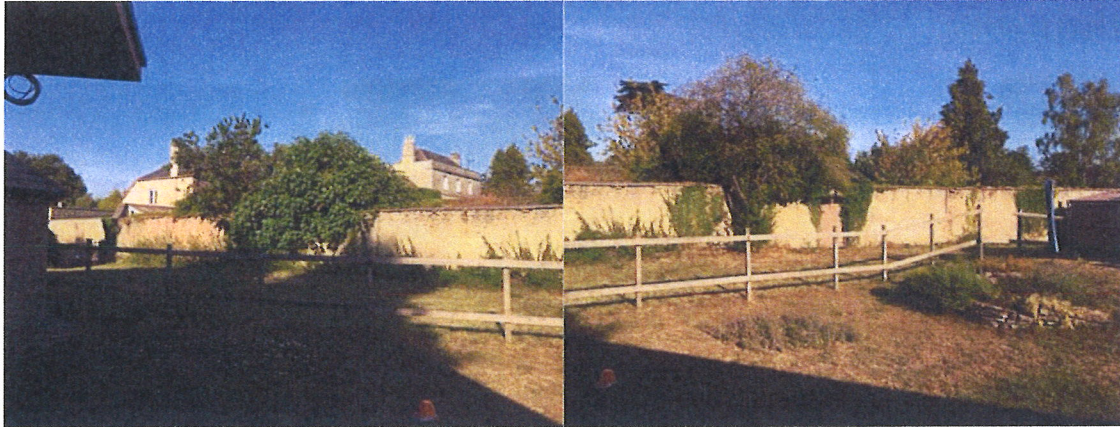


The entry point on to the proposed track to the development is very narrow and cars would pass Cotswold Cottage and the listed barns with less than 20 inches either side to spare. It will pass right below and next to the bedrooms of Cotswold Cottage. Frequent traffic down this narrow entry point will likely damage Cotswold Cottage and the listed Barn over time and an ongoing nuisance of noise and light pollution.



The proposed track also passes directly behind Lindenfield Annexe and frequent traffic will result in structural damage to the Annexe. Below images also show the first option for cars to pass one another once on the access track from London Road.



Above outlines a number of health and safety concerns only considering regular traffic of 4 vehicles accessing the 2 proposed dwellings. The nuisance of noise and light pollution on the proposed track is another factor Lindenfield will be impacted with.

Further to the concerns above, these become even greater taking into account destination traffic such as parcel delivery vans, grocery delivery vans and visitors to the dwellings. Based on above images it's clear delivery vans will not be able to reach the dwellings. These vans will park on the entry point from London Road and will create an immediate safety hazard and access problems for all 7 properties accessed from PROW unadopted road.

Rubbish and recycling trucks will not be able to access the dwellings hence property owners will need to carry all rubbish and recycling to London Road further creating a safety hazard with more bins and boxes along the entry point show in the first images.

In the proposed development there is no visitor parking facility taken into account. Visitors unfamiliar with the access situation will find themselves unable to park their car near the new development and would need to reverse out with all safety concerns fore mentioned. Worst case scenario cars are parked on the strip of land as shown in above images.

Finally, if the proposed development were to be approved, easily 12 months of building traffic would need to reach the land on which the two dwellings will be built. From the swept path analysis review above it's blatantly clear even small building vehicles are unable to reach the land and building deliveries would need to be unloaded on London Road and in small vehicles transported to the building site. The track surface is simply not suitable to deal with this intense level of traffic/use.

Based on above it's clear that there is no safe access possible to the proposed development, either during an eventual building process nor post the dwellings being occupied.

It's not unsurprising that previous discussion around developing the land have been closed down based on access.

Flood Risk

Lindenfield was flooded in 2007 and the whole plot including house was under 35cm of water. As you are aware this part of Fairford is designated a flood risk zone. The removal of the old tennis court is mentioned as an offset to the drainage in the area, this is a highly questionable statement due to the damaged nature of the tennis court surface. It also does not take into account the large reduction in drainage from building the new entry road. This will remove existing grassland which serves as a soak away. The proposed development access road will be of some type of hard material (no specification was put in the application), this road will be less than 50cm from Lindenfield. We consider this risk to Lindenfield to be completely unacceptable and irresponsible.

It is acknowledged that emergency services can't access the proposed properties and therefore there is no access for fire engines to pump out water. This postcode as recently as 2016 needed the emergency services to support the properties from flooding.

Above concerns show the proposed development plans are not considering the actual circumstances on the ground and there are clearly elements of the plan that do not work in reality and have an enormous impact on the neighbouring properties.

We object to the application.

Regards,

Arvid and Nancy Straates

