

Attn: Kath Thorne, Programme Officer

South Gloucestershire Council Offices  
PO Box 2081,  
South Gloucestershire  
BS35 9BP

Dear Sir/Madam,

I would like to add to my original letter.

Over the past years I have applied for planning permission on a 2.2acre site that includes a boundary with the proposed development. My proposals varied, three went to appeal and were still rejected. The latest appeal rejection was date 31<sup>st</sup> October 2011. All my schemes were single storey and nestled into the surrounding terrain/countryside. I succeeded in gaining around 45 square metres of additional residential footprint, hardly worth considering the development with ironically such a large site available. I understood there were no objections from local residents to any of my proposed plans; the proposed buildings did not butt within very close proximity to established residences or have a significant impact on the local environment, albeit visionary or the other numerous aspects of environmental issues.

Now to my perplexity, a proposal which may well include three storeys and densely packed within two metres of my property boundary is under serious consideration. I would suggest you refer to the reasons provided for the rejection of my plans, which included, bulk, scale, in keeping with the surroundings and the damage to the scenery from the public footpath. All of these 'reasons' would be annulled.

No doubt I will be obliged to spend more money to overturn that decision, should the referenced development gain your approval and totally dominate and alter the local area, hardly a just approach when the core strategy planning was under consideration at the time of my appeal.

Yours sincerely  
SK Sears

Enclosed; Copy of previous letter:

7<sup>th</sup> August 2012

Refer: PT12/2395/O| received: 12 July 2012

Attn: Sarah Tucker, Case Officer

Planning, Transportation and Strategic Environment  
South Gloucestershire Council Offices  
either  
PO Box 2081,  
South Gloucestershire  
BS35 9BP  
or  
Badminton Road  
Yate  
BS37 5AF

Dear Madam,

There is a national policy and procedure providing guidelines with respect to all planning applications, which should be adhered to in a fair and consistent manner.

The above reference case was not accessible from the internet until at least 6<sup>th</sup> August, nearly half the allocated planning application process time passed, thereby restricting the available response time and number of persons able to access and review the plans and documents and potentially make a comprehensive comment, coupled with the added influence of holiday commitments.

I would specifically wish the following aspects which are included in the planning guidelines to be considered;

- i) sighting, bulk, mass, scale materials and fenestrations
- ii) view from rural footpath
- iii) drainage and flood aspects
- iv) vehicle access both locally and to the surrounding towns and cities where they are more likely to be working
- v) local amenities
- vi) contamination on the site is highly probable consequently what results have been recognised and what actions will occur with any currently unforeseen
- vii) should there not be public notices displayed around the proposed site?
- viii) outline planning for a further 190 dwellings needs to be expanded since it is a very significant, trebling this current housing estate development; additionally a number of individual non housing estate, in essence rural properties will be impacted

Regards  
SK Sears