

From: [Robert Largan MP](#)
To: [Customer Complaints](#)
Cc: [Planning Comments \(HPBC\)](#)
Subject: FW: Planning applications HPK 2021/0050 and HPK 2021 / 0051(Case Ref: RL20747)
Date: 24 March 2021 20:41:20

Good afternoon

I am contacting you on behalf of Robert Largan MP. He has been contacted by his constituent about the planning applications referenced above who wish to remain anonymous. . Please read their email below for more information. Robert would be grateful if you can look into their concerns and respond as soon as possible.

Kind regards,

Harrison Elliott

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I do have overwhelming concerns regarding the effect of these proposals may have on the area

I would ask that the planning department actually look at planning applications HPK 2021/0050 and HPK 2021 / 0051 as a linked proposition. I would like to raise my concerns about the possibility of these two projects being allowed to progress to construction at the same time and ask that if the applications are passed that it be stipulated that the first (whichever) must be fully completed fully before the second part of the proposal be acted upon. Being the entrances to construction sites are so close together.

IMPACTS ON HIGHWAY SAFETY High Hill Rd is already a busy side street, young and old have difficulty crossing due to the volume and speed of the vehicles. There are HGV's travelling along this side street, at points restricted to one lane due to the parked vehicles, heading to the trading estates at Bate mill and Thornsett.

In principle I have no objection to some houses being built at either site. I would ask that the planning committee take consideration when looking at the plan. I believe the size of the proposed constructions and access to the sites could have an adverse impact to the surrounding area. Please take into consideration the concerns raised below when making decisions on the proposed plans.

I would ask that any houses built should be provided with adequate parking both for now and going forward, with the suggestion that there should be a minimum of 1.5 spaces per property but preferably two allocated bays per property built. Due to the already congested area. And, the current average of 1.4 cars per household within the East Midlands (as per Statista Research Department, Oct 26, 2020) and the expected growth in car ownership over the following decade(s).

At site HPK2021/0051.

PRIVACY ISSUES The properties will over look other homes, causing loss of privacy.

CULVERT there is a culvert that runs from the main road through the back of Diglands, when this culvert floods it drains into the proposed site adjacent to High Hill Rd. These homes would then either be susceptible to this flooding or if the land built up the issue would be pushed elsewhere.

IMPACTS ON HIGHWAY SAFETY The entrance to this site is proposed where High Hill Road bends slightly and car coming down the road have a tendency to cut this bend, and end up over the white line. This road is used by local traffic and regularly by HGV's. Extra vehicles parked around this proposed junction could significantly increase the accident risks in this area.

At site HPK2021/0050

OVERDEVELOPMENT. This is a small area that is situated between the neighbourhoods back gardens. Putting a three storey development in this area will severely impede on privacy in the surrounding back gardens.

IMPACTS ON HIGHWAY SAFETY as above **ACCESS CONCERNS** The proposed road for the entrance to the apartments is drawn that it will join High Hill at the spot where pavement meets the is a layby. It is my understanding that this would completely render the layby useless, (legally requires clear view of at least 17 feet for cars leaving an access road.)

The layby was constructed for use of the shopping facilities on High Hill Rd as this it is the only shop remaining to serve this community. Without use of this layby there would definitely be a detrimental effect at High Hill Rd.

HEALTH & HYGENE. The proposed bin storage area. I feel that being such a distance from the apartment block to the bins does not encourage the same standards of cleanliness as the bins being near the apartment block, (out of sight out of mind attitude), which could in turn attract vermin to the rear of a premises that sells food.