

Email 70.01.21 from Dick Clarke re Pridmores Haulage application

Although we are supportive for the site to be used for residential housing, we would like to object to the current planning proposal on a number of issues:

- 1) The two houses are much too big for the size of their plots, and would look too dominant in the historical centre of this village.
- 2) The main front doors and very short entrance paths of the two properties come directly out onto the main roadway. There is no public footpath on this side of Tippings Lane leading to three problematic issues:
 - a) Having the main front doors on the road would encourage parking on the narrow Tippings Lane, which would not only cause traffic problems but also obscure the access to and from the driveways, and visibility for other vehicles and pedestrians. There is no verge for pedestrians to shelter on when cars pass. The existing small grass verge has been lost.
 - b) Tippings Lane is one of the main roads in and out of the village, being a direct link to the A47. This makes the road busy, with a regular flow of cars, delivery vans and lorries that make their way in and out of the village to and from the A47. The road is very narrow and vehicles have to pull in and stop to pass each other. Furthermore, there is a steady flow of pedestrians.
 - c) Tippings Lane is on the main Service Bus route with service buses running at hourly intervals. There are two school buses that use this as their route into and out of the village.

The main issue here is the absence of a public footpath outside both plots. The plans show a low wall bordering Plot 2 and shrubs on both plots.

The phrase "accident waiting to happen" comes to mind. One small excited child running out of the front door and straight onto a road with no footpath is all it takes!

Tippings Lane is a busy pedestrian route including children walking to and from their school buses. The lack of footpath in the narrow part of Tippings Lane will be made worse by the proposed houses being sited so close to the road and the apparent loss of the small exiting verge. Pedestrians can regularly be seen taking refuge on this verge. Tippings Lane narrows down outside Plot 2 from 5 meters down to only 4.2 meters width, with a high inaccessible verge on the side opposite the plots.

Consideration: Set the houses further back from the road. Position the front doors of the properties on their south side elevation so that they open up onto their own driveways. This would discourage parking on the narrow and busy Tippings Lane, make it safer for loading and unloading. This would be in keeping with most other houses on Tippings Lane which have access to their houses from the driveways.

3) Impact on our property, 4 Tippings Lane Barrowden:

The position, next to the road and large size of the two properties impacts massively on our privacy:

- a) House on Plot 1: Having windows directly opposite our own windows infringes on our privacy which will be especially noticeable on the upstairs bedroom windows.

Consideration: House to be situated further back from the road. Top windows to be kept as small as possible and landing window to have obscured glass.

- b) House on Plot 2: The excessive size and position of this property invades the privacy and integrity of our 300 year old private garden, in two ways: Firstly the upstairs windows will look directly down onto our walled garden. Secondly the plot 2 house will completely block out the late afternoon and evening sun thus putting a large part of the garden into the shade.

Consideration:

The house design on plot 2 to be smaller. The top roof line and the ground level of the site to be lowered as much as possible. The house to be situated further back from the road.

4) Bin collection point.

It states on the plan 'Bin collection point at front of plot'.

As already pointed out, the road is busy and narrow with no path or space for bins other than blocking the house's own driveway or blocking the road, so this idea is not viable, especially for plot 2.

5) Historical Village Pump.

It states in the plan on Plot 1: "Existing gulley and redundant pump to be remodelled to be smaller."

We would like the pump and its surrounding Victorian stone and brick work not to be 'remodelled to be smaller' but to be conserved and restored, as is (not to working order). It is an important Historical Barrowden Village artefact and an integral part of the very DNA of the Village.

It is also owned by the Parish.