



Langar cum Barnstone Parish Council

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Helen White
Planning Officer
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
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NG2 7YG

3 August 2017

Dear Mrs White

Ref 17/01628/FUL

The Parish Council Resolved to object to the above application at its meeting on 2nd August 2017 for the following reasons:

- 1 The proposed development is located close to a tight double bend. There are concerns about road safety where vehicles could be queuing to get in or out of the single access drive. Although each property has been allocated 2 car parking spaces, it is conceivable that additional cars may be owned in a 4/5 bed property, giving rise to concerns about where these additional cars would be parked.
- 2 There is concern about the questionable nature of the Housing Needs Survey, (HNS), and the validity of its argument that 4/5 bed houses constitute 'local need' The HNS is also inaccurate, giving details of businesses which no longer trade in the parish. It also implies that Langar & Barnstone has the benefit of many facilities, whereas the truth is that there are no local shops and the bus service has been reduced, as evidenced by the 96% of respondents who believe that the village lacks facilities. Langar School currently has a full roll.
- 3 The HNS also states that the data justifies the need for 10 homes. Of the 98 returns, (22%), 88 respondents believed that they were 'adequately housed at present'. Therefore, whilst it can be argued that the NPPF paras 47 & 55 relate to this application, the HNS is incorrect in saying that this development is 'assisting to meet an **urgent housing need** in this location'.
- 4 The development does not comply with RBC Non-Statutory Replacement Local Plan Policies HOU2/HOU4
- 5 A planning application was recently submitted for an infill development of 6 homes on Main Road Barnstone, (17/01352/FUL), which would bring the total number of new homes to 16 which is unsustainable within the village.
- 6 There is concern about overlooking of neighbouring properties, which would lead to loss of privacy.

Yours sincerely

Claire Pegg, Parish Clerk