

Jones, Gaynor

From: Barry Christian [REDACTED]
Sent: 15 March 2024 14:20
To: Planning
Subject: Comments re application 23/1591/FH

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From: Mr B & Mrs A Christian
[REDACTED]

Re the Pentland earlier mission statement "the proposed rear gardens and maintain appropriate offset distance to preserve privacy and amenity of existing properties that back onto the development area"

We have now seen the DO504 -001E master plan that appears to show plots 50 and 51 are now butted up against our rear fence while both of our neighbours appear to have the privacy offset that naturally we would also want. Hopefully we have read the plan incorrectly but on the face of it looks like attempted mission creep by the developer with the intention of squeezing additional properties onto the site.

We would be grateful if you could kindly look into this as we are naturally very concerned at the potential loss of privacy if the new properties are allowed to be built up to our fence.

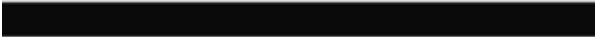
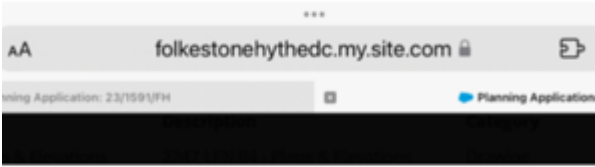
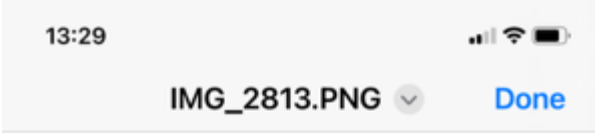
Thanks & regards.

Barry & Ann Christian

	New wildlife ponds in the northern part of the Site will contribute the ecological value of th	To comply with the revised drainage requirements a single, large SuDS Po is now proposed, which will include planted islands with native marginal planting.
	Children's play area provided in a location which will best serve the existing residents of New Romney as well as the new residents of the development and the allocated site to the east of Ashford Road.	The Central Green and associated LE standard play space are maintained, with extensive new tree planting of AN trees, a fully equipped contained play area and areas of native scrub planting to create large areas of benefit to local wildlife.
	New dwellings will back on to the existing properties on Spitalfield Lane and New Romney Bowls Club, with deeper rear gardens and new vegetation to respect the privacy and amenity of the existing properties.	The proposed rear gardens maintain appropriate offset distance to preserve privacy and amenity of the existing properties that back onto the development area.

In terms of effects on Landscape Character and Views, the proposals are comparable in s and scape, with the stated landscape objectives met or exceeded as noted in the table of comparisons above. Accordingly, the conclusions of the "*Ashford Road, New Romney, Landscape and Visual Impact Assessment*" Prepared by CSA Environmental, Report No: CSA/4847/03, December 2020 LVIA, remain relevant, these being:

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In terms of effects on Landscape Character and Views, the proposals are comparable in size and scope, with the stated landscape objectives met or exceeded as noted in the table comparisons above. Accordingly, the conclusions of the "Ashford Road, New Romney Landscape and Visual Impact Assessment" Prepared by CSA Environmental, Report No. CSA/4847/03, December 2020 LVA, remain relevant, these being:

"Overall, the new development will be well related to the existing settlement and form part of



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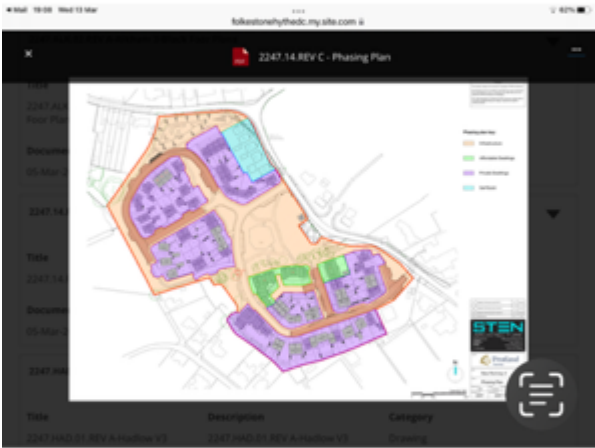


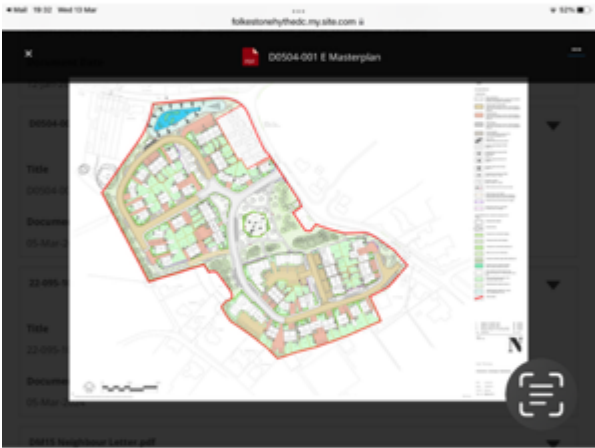
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Done











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