

I strongly object to this application on the grounds that the proposed development is utterly disproportionate to the size and character of Reed, and would place significant and unsustainable strain on local infrastructure and services.

Scale and Village Character

The proposal represents over a 10% increase in the village's housing stock. Reed has already grown by 15% since 2011, contributing its fair share to local housing targets. Consideration should be made for this potentially being only phase 1 of the applicant's future plan. Setting a precedent for the redevelopment of their remaining land and potentially of other back gardens on the Northern face of the village. So it is not just 14 houses, in the long run, it could be 20+ at least!

The design this time around is as unrealistic as it was last time. Again using urban style plans with pavements and street lighting which would be totally uncharacteristic and unsuitable for Reed village. The aesthetics and vernacular of the village have not been taken into account in any way, shape or form.

Access and Road Safety

Access is proposed from The Joint, a narrow country lane with no pavement, no street lighting, and a 60mph speed limit. Factoring in the poor state of the road with cavernous potholes, it is rendered a single lane road in many parts. Only increasing the danger of traffic pulling out onto the Joint.

As noted in other submissions, the additional traffic using this road from large recently agreed planning consents in Barkway / Barley will only increase the risk of an accident.

Also, the so-called cycle path is very dubious, having a max width that could potentially be adapted to a vehicular access from Jackson Lane. There is already a fully functional foot path running alongside the proposed site, so why add another?.

Sewage, Drainage and Water Supply

Reed already experiences surface water flooding in winter and after heavy rain. Water pressure is persistently low, and drainage systems are often at capacity. This development would replace green fields with impermeable surfaces, increasing runoff and flooding risk. The lay of the land would probably redirect run-off down the so-called cycle path, instantly flooding Jacksons Lane and the houses on this stretch of road. No strategy has been provided for sewage capacity, water upgrades or drainage improvements.

Affordable housing

As noted in other submissions, the inclusion of affordable homes has just been planted to ensure the current popular concepts are included yet are contrary to all the planning considerations related to affordable housing.

In conclusion, this application fails the tests of sustainability, infrastructure capacity, environmental protection, and appropriate scale. It should be refused in full.