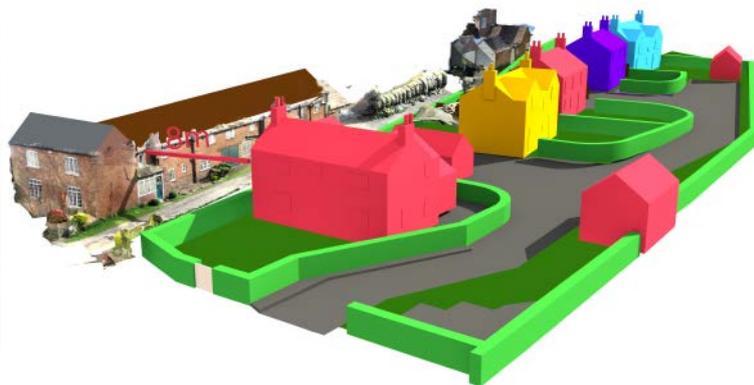


**20/00619/FUL | Demolition of a bungalow and erection of five 2 storey dwellings with access.
The Orchard Long Lane Hickling Nottinghamshire LE14 3AG**



Thank you to those of you who wrote in opposition to the plans to develop The Orchard site (Long Lane/Main Street). As residents of Hickling we rightly expect that the material planning concerns regarding The Orchard application will be addressed on their own merit as applicable to this site. The new plans for the site have now been released (online) and claim to address the objections raised. We feel the following material issues have not been properly addressed:

1. SUSTAINABILITY:

Hickling is classed as an unsustainable village, having no shops, doctor's surgery and a very limited bus service which will require residents to have cars. Where is the evidence that we need these houses in an unsustainable village; 5 houses in one go does not meet local need.

2. OVER DEVELOPMENT:

This was one of the main criticisms of the original plans but the new plans are still for 5 houses. This is too many houses for the site and against the wishes of the village as per the Neighbourhood Plan.

3. TRAFFIC CONGESTION:

The removal of 3 garages from the plan also removes 3 car parking spaces on the plot. There will be a minimum of 10 additional cars. The wider entrance to the drive, now almost directly opposite Harles Acres, further limits space on Main Street, where there is likely to be increased demand for on-street parking in an already congested area. Objections have already identified risks around additional traffic and pedestrians crossing, which are still concerns.

4. FLOODING:

Poor evaluation with little real evidence for what impact new houses and global warming will have on what is, and has been, a significant problem around Long Lane, Main Street and Harles Acres.

5. AMENITY:

The small, limited changes still don't address the loss of amenity for local residents. Privacy is still an issue, with the new houses overlooking bedrooms, kitchens, living rooms and gardens. The impact of light and noise pollution from 5 additional houses will adversely impact the tranquillity of this part of the village.

6. LOSS OF OPEN GREEN SPACE / CONSERVATION:

The rural aspect of Long Lane will be changed forever at a great loss to the whole village. The views up Long Lane will be compromised and the direct link between the village and the countryside will be lost as the route is surrounded by buildings. Despite plans to retain the hedge (reduced in height to 6 foot) there are no guarantees that new occupants will not remove it to gain pedestrian (and possibly vehicular) access to the lane.

**WE NEED YOUR HELP AGAIN.
PLEASE SUBMIT YOUR RESPONSES BEFORE 28TH JULY**

Comments online can be submitted by selecting the following link:
<https://planningon-line.rushcliffe.gov.uk/online-applications/>

Comments in writing should be sent to:
Gregory Sharman, Planning Officer, Rushcliffe Borough Council, Rushcliffe Arena,
Rugby Road, West Bridgford, Nottingham NG2 7YG