

## Holden, Bridget

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**From:** Paula Massey [REDACTED]  
**Sent:** 17 May 2023 13:42  
**To:** RT1  
**Subject:** Appeal Reference APP/W1850/W/22/3312640

I object to the planning application P213746/O for the following reasons:

The development goes against the neighbourhood development plan which states “there is no pre-existing village or settlement” at Twyford Common and access is extremely poor. It is therefore considered that it would not be appropriate to guide new development to this isolated location.

The land does not adjoin The Nest at all, it is located on the opposite side of the lane. Furthermore the house and garage are positioned in the furthest, most elevated, part of the orchard away from any buildings. This part of the orchard was cleared of trees prior to application.

The development is not sustainable and would necessitate use of a car. There are no local services, and roads that service Ridgehill and Twyford are single track subject to surface water flooding.

Application P164091/F was granted on Twyford Common so there is no need for more housing in the area. The new house, still under construction, has private shared access with the applicant at Red Brook so has little effect on local residents unlike this application which shares lane access with 3 other properties and local residents who walk and horse ride along it daily. More traffic here will have a negative impact on local residents.

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