

Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website.

Responses should be returned by **5:00pm on Tuesday 11th June 2024**.

Name and Organisation:	TERI TRICKETT, KEITH WINTER, JOHN + ANNA WILLIAMS, DAVINA HAMILTON, ROBIN CASE BAYSTON HILL RESIDENTS AGAINST BAY039
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Q1. To which document(s) does this response relate?

a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.	<input type="checkbox"/>
b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.	<input checked="" type="checkbox"/>
c. Updated Housing and Employment Topic Paper.	<input type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input type="checkbox"/>

Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):

Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

SEE ATTACHED

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.

- No, I do not wish to/consider it necessary to participate in hearing session(s)
- Yes, I consider it is necessary/wish to participate in hearing session(s)

The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.

30.05.24

BAYSTON HILL RESIDENTS AGAINST BAY039

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On behalf of the residents of Bayston Hill we would like the Planning Inspectorate to consider the rationale behind identifying green belt/agricultural land to the West of Lyth Hill Road (**BAY039-Emerging Shropshire Local Plan**) for 100 dwellings.

The current Shropshire SAMDev Adopted Plan recognises that:

‘The development of the village is also constrained by the presence of the A49 running through the village and the major quarry to the east.’

In addition, the land has been refused planning permission in 2017 on grounds including that such development:

‘...would also result in the loss of higher quality agricultural land, contrary to the NPPF...’

We believe that the villagers deserve a full examination of how circumstances have changed so considerably that this could now be conceived to be a sustainable development.

Kind regards

[REDACTED]

(Bayston Hill Residents Against BAY039.)

To_ The Planning Inspectorate

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

29.05.24

We object to BAY039 and all planning applications related to this land.

We dwelt considerably on the main reasons of objection, as the hundreds of other objectors have done: Highways, Infrastructure and Ecology

In our particular property, we stand to lose more than most. We have a fine outlook with a mature Oak (T40) adorning the hedge, which is boundary to the parcel of land Redrow wish to develop.

Part of these huge development plans would mean cutting down the Oak tree, and building a 5-bedroom house within centimetres of the Boundary. This would place it 2 metres higher, and within 20 meters of the front wall of our house. We would be in perpetual shade and lose virtually all of our 'skyscape' in that direction, and be at severe risk of flooding,

With the increased precipitation we are going to experience due to global warming, it clearly makes no sense to replace productive farmland with large areas of tarmac and concrete which will surely change the existing flooding problem to one of catastrophic proportions.

Any development would have a detrimental effect on the village in every direction possible, and for that reason it should not be considered, and the land removed from the draft plan.

Further, if this parcel of land is to be lost as productive farm land, we believe it should be turned into a nature reserve, heavily planted with trees, which would both greatly enhance the biodiversity and naturally mitigate the flood risk.

This would be very much in line with the Governments' aspirations and policy in reducing the impact of Climate Change, where a percentage of farmland is required to be taken out of production for this purpose.

Since this land has already been sold over to Redrow, then this would make it even more qualified for such a move.

If Redrow gave over the land for this purpose, they would at least take away a great amount of goodwill with such an altruistic and beneficial action, and it could even be named 'Redrow Wood'

Richard Williams

Anna Williams

Local Plan ref- BAY039- Lyth Hill Road and the A49

I feel it is important that you see the reality of what the village faces should this development be granted permission. I am not a transport modeller, but I know the village as do all the other villagers who are currently objecting to these proposals.

The first set of photographs relate to Lyth Hill Road and clearly demonstrate that it is a narrow country road leading to a local beauty spot called Lyth Hill Country Park. The transport report submitted on behalf of the developers does mention the lack of footpaths, but I feel it is dismissed because they state they will provide alternative footpaths through Grove Lane. However, the majority of residents will exit, via car, onto Lyth Hill Road, directly opposite a field full of horses and on the cusp of a country park. In fact, Shropshire Council have announced on 19/3/24 that they have secured funding for 4 country parks including 'Lyth Hill Local Nature Reserve in Bayston Hill'. Indeed, they proudly announced that:

"The investment will help make the country parks more accessible to everyone; and we hope the improved infrastructure will entice more people to enjoy time in the countryside, which is a great way to increase physical activity levels, improve mental health and increase understanding of the natural environment.

The ponds, tree-planting and meadows, as well as enhancing the landscape, will also provide important ecological benefits and improve natural habitats." (Shropshire Newsroom 19.3.24)

Yet, they fail to quite grasp that the enhancements will inevitably lead to an increase in visitors, whilst at the very same time, they have identified land in close proximity to the park for development resulting in additional increased traffic, noise and pollution. The park and the development having just one road on which to travel- Lyth Hill Road!! Please, can we just join up the dots and apply some good old fashioned common sense, here?

This now leads me to the problems with the A49 junction, something National Highways have acknowledged, but again, without seeing it and being there, do they really understand the gravity of adding more traffic from the village especially as the road calming and safety management of this stretch of the A49 is exceptionally patchy?

You will have no doubt have read the numerous comments, by villagers, who know just how precarious this junction is for cars entering and exiting the village. In fact, when allocating land for development in SAMDev 2016-2026 it was acknowledged that development would be 50/60 homes because:

'The development of the village is also constrained by the presence of the A49 running through the village and the major quarry to the east.'

Yet, fast forward a few years and suddenly everything has changed and planning officers for the emerging Local Plan have identified BAY039 (the above development plus 18!!!). How can this be?

Therefore, I would like to draw your attention to the other set of photos which are just a snapshot of that road and junction which literally slices the village in two. I think that you can see that traffic

safety is negligible and in fact, the VAS on the Church Stretton side of the village has been out of action for over a year with little sign of it being repaired or replaced despite constant emails from villagers. Vehicles literally hurtle through the village much to the distress of any resident ,from 'The Common' side, daring to risk crossing into the village. The footpaths are narrow and dangerous and although; they eventually widen into cycle paths in one direction (Shrewsbury), as they head out towards Church Stretton the paths disappear into nothing with no cycle ways or footpaths in sight. And, the sign for the soon to be improved Lyth Hill Country Park is clear for all to see.

Therefore, I am asking on behalf of the villagers of Bayston Hill, that National Highways, SC Highways, planning officers and the Planning Inspectorate actually visit the village and make real life, informed decisions before committing to a development that could detrimentally impact on the lives of villagers for years to come.

Kind regards

Teri Trickett

A49 Junction



1. Junction with Lyth Hill Rd clearly showing Lyth Hill Country Park.



2. Central pedestrian refuge on junction with Lyth Hill Road. The only 'safe' place to cross at this point, in the village. Note the proximity of the lorry!!



3. Footpath alongside the A49 within the village of Bayston Hill. It is only as you head in the Shrewsbury direction that footpaths widen NOT as you head out towards Church Stretton. No cycle paths and hardly width for pedestrians!

Planning Officer
Shropshire County Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND



15 April 2024

Dear Sir

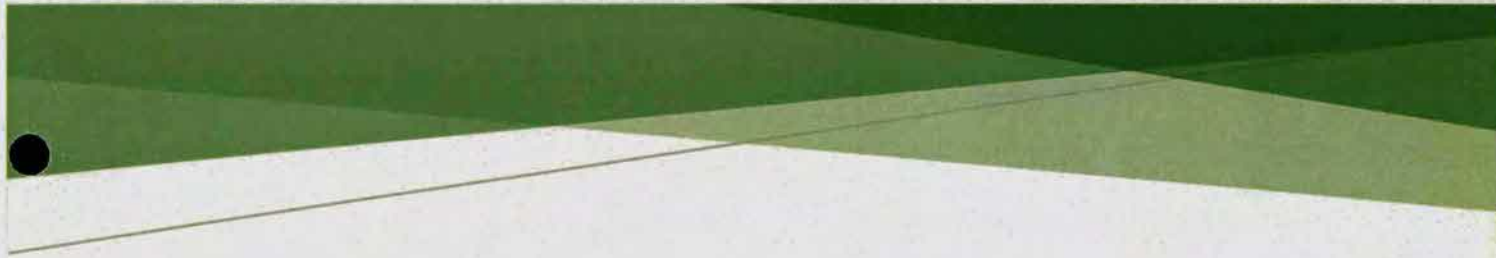
Planning Application Ref 24/00765/FUL

I attach an Objection to the above Planning Application on behalf of 176 people all of which confirmation is shown in the emails attached

Many Thanks



Keith Winter



OBJECTION TO
PLANNING APPLICATION REF: 24/00765/FUL
REPRESENTING RESIDENTS

(Residents Listing in Appendix B)

To

Proposed Residential Development

Land West of Lyth Hill Road,

Bayston Hill, Shrewsbury

Keith Winter

INTRODUCTION

Following a meeting with a number of Bayston Hill residents this is a joint representation against the Planning Application Ref: 24/00765/FUL to Shropshire Council to which we STRONGLY OBJECT to the proposed development and associated infrastructure for 114 dwellings.

The village of Bayston Hill is an urban area in a rural setting of 5,079 residents (2011 Census) set in Shrewsbury's countryside fringe, some five kms south-west of the centre of Shrewsbury. The village has a thriving village community with an active Parish Council, a busy village hall, Women's Institute, Scouts and Guides, annual pantomime, numerous club activities etc., and a strong local identity. It also has well supported village facilities. HOWEVER, the village is at its limit with future development due to its existing infrastructure, amenities and road network being at a point of exhaustion.

Bayston Hill is a very large village settlement where development proposals should be considered very carefully. Bayston Hill Parish Council has an adopted Village Plan to which full consideration should be given when determining this planning application for 114 dwellings and associated infrastructure. Also attached (to avoid duplication) are comments from The Shropshire Wildlife Trust, *Appendix A*, to a previous planning application 17/02561/OUT which was refused in October 2017.

A planning application by Richborough Estates Partnership LLP for this site was put before the Parish Council at the Parish Council Meeting on Monday 3rd July 2017, when some 150 residents attended to show their disapproval of the development which was summed up by one resident and supported by the attendees "*Don't Want, Don't Need*". The Parish Council subsequently voted against that proposal. A recent meeting following an altered and re-submission detailed planning application by Redrow Homes Midlands generated the same response – STRONGLY OBJECT

SAMDEV

Shropshire Council have a SAMDev Plan with a 5.97year allocation for housing. Various similar planning applications, i.e. in "countryside" location and outside preferred development boundaries have been turned down and subsequently taken to Appeal, to NO avail.

The Bayston Hill Residents previously objected to both the previous outline planning application in 2017 and the Councils inclusion of the site within the Draft Shropshire Local Plan as a site for housing development ref: BAY039. Bayston Hill is the largest village in Shropshire and an established Community Hub settlement with an established development boundary. The proposed development is adjacent to, but outside of the development boundary for Bayston Hill as defined in the current adopted Local Plan and for planning policy terms is designated countryside.

Consequently, development in the Countryside is restricted under both Local Plan Policies and those of the National Planning Policy Framework. The Council, has confirmed this within its planning refusal of 2017, the LPA has its 5-year housing land supply and also the prospect of housing guidelines for Bayston Hill of 50-60 dwellings to 2026 will be met. The Council have confirmed that within Bayston Hill, up to 2021, 64 dwellings had been completed with a further 8 dwellings has prior approval. A further 23 dwellings have now been given planning permission on the former Oaklands School Site (22/02517/FUL).

The Planning Inspectorate having considered and approved the allocation figures presented to them state:

'Given the five-year housing land supply position no scheme's outside development boundaries are necessary to meet the County's housing development requirements or the communities needs in terms of health, social and cultural well-being'.

This proposal is neither supported by the Bayston Hill Village Plan, or policies of the Council's Core Strategy, The SAMDev (Site Allocations and Management of Development) Plan or the National Planning Policy Framework.

The guidelines' for development confirms that the existing policies rely on windfall development and exception sites within the identified development boundary.

This proposal is neither supported by the Bayston Hill Village Plan, or policies of the Council's Core Strategy, The SAMDev (Site Allocations and Management of Development) Plan or the National Planning Policy Framework.

This proposed residential development does not support any of the needs of the strong vibrant community of the village, whether social, economic or environmentally. The proposal, 114 dwellings, are outside the guidelines of 50 – 60 additional dwellings with allocated sites already built or in the process of being building within the village.

The residents of Bayston Hill are bewildered as to why and how this site has been included within the draft Shropshire Local Plan which encourages developer planning applications.

The Council under its existing Development Plan and proposed Draft Local Plan should not be considering the site for development as there is no local need or policy requirement.

LOCATION

The proposal is located in a field South of the Village of Bayston Hill and outside the Current Development Boundary. The Northern Boundary forms the village boundary of existing housing development with Beddoes Drive, a private drive overlooking. The rear gardens of Grove Lane, The Huntons and Amblecote Drive also overlook. All other boundaries abut open fields with the exception of Lyth Hill Road. The site is a "Countryside" location and is not supported by Core Strategy Policies. It is also disputed as to whether the visibility splay from the vehicular access can be achieved across Beddoes Drive.

LYTH HILL ROAD

Lyth Hill Road is the only link between the development and the local road network linking Bayston Hill with the A49 Trunk Road. Lyth Hill Road consists of 147 properties running North to South of the village and at the Northern end (A49) is a major transport link to the village both serving its residents, shops, schools, doctors etc., it also serves the farmland to the South. The consequences are that all types of vehicles are regularly using Lyth Hill Road to include cars, delivery vehicles i.e. vans and lorries, agricultural vehicles i.e. tractors, ploughing and harvesting equipment, cycles and pedestrians.

The properties of Lyth Hill Road vary in type and many have restricted parking within the confines of their properties. There is a consequential need to regularly park on either side of the road. The road is 30 mph with no parking restrictions. This causes various amounts of traffic issues for passing vehicles at all times of the day for commuters going to work, schools, domestic and commercial deliveries etc. The width of the road, when vehicles are parked will only support single file traffic and involves continual "*frog jumping*" between parked vehicles to allow you to pass.

Visibility becomes poor causing even more disruption. To allow further development with a possible 200 more commuters and delivery vehicles can only exacerbate the situation without major road improvements.

Lyth Hill road is also a major link to Lyth Hill Country Park which is a well-used local amenity especially for walking dogs. The park has links to local footpaths and bridleways. The park is walking distance from the development site. From the development site to the Park, the road reduces to a country lane with passing places. The lane meanders its way from the site to the A49 trunk road. A development of this size and location will encourage further use of this lane as an alternative access. It is closer than the A49 / Lyth Hill Road Junction, which is congested at peak times of the day.

The A49 is a major commuter link to Shrewsbury from surrounding villages and towns but also a link from South Wales to Holyhead, commuting to Ireland. There is a continual flow of traffic causing difficulty to access it from Lyth Hill Road by residents of Bayston Hill. Consequently, a development in this location will further add to the existing commuter issue.

TRANSPORT ASSESSMENT

Lyth Hill Road

The lane near the site entrance is 5.1m wide, with no footpath, and a wider section to the north of 5.8m. Some vehicles park partly on the path restricting pedestrian use and obstructing through traffic.

Traffic at the junction of the A49 is invariable backed up to Lythwood Road and beyond to Cornwall Drive. The site access is restricted by Beddoes Drive when attempting to obtain a 2.4m x 55m visibility splay.

A resident of Cornwall Drive, commented at the previous meeting, she was afraid of being marooned should more traffic be permitted to use Lyth Hill Road from the proposed application site.

DoT Circular 02/2013 "THE STRATEGIC ROAD NETWORK AND THE DELIVERY OF SUSTAINABLE DEVELOPMENT" confirms:

The overall forecast demand should be compared to the ability of the existing network to accommodate traffic over a period up to ten years after the date of registration of a planning application or the end of the relevant Local Plan whichever is the greater. This is known as the review period.

The Highways Agency expects the promoters of development to put forward initiatives that manage down the traffic impact of proposals to support the promotion of sustainable transport and the development of accessible sites. This is particularly necessary where the potential impact is on sections of the strategic road network that could experience capacity problems in the short or medium term such as Lyth Hill Road.

FOUL WATER DRAINAGE

It is well known from Severn Trent Water that the current drainage system is over capacity. The development site is at the head of the drainage network i.e. small bore pipes. Although it is anticipated that the drainage will be stored and pumped into the system at off peak times it will not help when pipes are already lacking in maintenance with incoming tree roots, cracks and settlement substantiated by previous CCTV.

SURFACE WATER DRAINAGE

It is recognised that the site is not included in any flood zone. However, there is concern to the capacity as flooding occurs from the catchment of the existing surrounding fields and land drainage network. The Geotechnical Report identifies poor drainage soils and has doubt that soakaways will work. Over recent months the Lyth Hill Road has had water flooding down it from the field that planning is being applied for. Several pictures of this have been submitted by other people objecting to this venture

OVER DEVELOPMENT OF THE VILLAGE

Development would not benefit the environment of the village and be harmful to the residential amenity of the nearby neighbouring properties through loss of privacy and the over-bearing nature of development. Furthermore, the proposed vehicular and pedestrian access would have a catastrophic effect on Lyth Hill Road. Any additional development would create a relationship which is considered to be detrimental to the residents of Lyth Hill Road in particular loss of privacy and disturbance from vehicle noise and headlights. Inclusion would be contrary to Policy CS6 Sustainable Design and Development Principles of the Shropshire Core Strategy and adopted SAMDev Plan Policies MD1, MD3 and MD7a. The Development substantially exceeds the guidelines of S16(ii) and would result in the loss of higher quality agricultural land contrary to CS6.

OPEN COUNTRYSIDE AND FOOTPATHS

This site is part of the open countryside valued by the residents of Bayston Hill. It is open agricultural land previously sown with corn. Although no public rights of way pass through the site a public right of way runs along the entire length north western side boundary (0406/11A/1). Public footpath 0406/12/1 join 0406/11A/1 in the middle of the north-western boundary and leads from the site into the village. There is a further public footpath 0406/14/2 located to the east of Lyth Hill Road and leads away from the site across open fields towards the A49. Views from footpath will now be restricted by the development and for residents of Beddoes Drive, Grove Lane, The Hunttons and Amblecote will experience a change from countryside to residential dwellings and paraphernalia. All these generate pedestrian activity around the village. There are footpaths adjacent to Lyth Hill Road on both sides but none adjacent to the development site. Where residential drives abutt the road edge it is thought many owners own the land to this point restricting an extension of the existing Lyth Hill Road footpaths which is proposed by the developer.

CONSTRUCTION TRAFFIC

It is anticipated that site works would continue for three years. For the first 12 months' construction activities would be very prominent causing major disruption to a quiet rural part of Bayston Hill Village. The development would be an un-characteristic change to a beautiful corner of the village providing no amenity to the village, a development which is unsupported.

HOUSING NEED AFFORDABLE HOUSING

Bayston Hill Parish has the highest level of owner occupancy and lowest rented supply of all the 48 electoral divisions in Shropshire. Given that 25% of our residents are over 60 years old and 45% own their own homes. There is no requirement for market housing within the village, however there is a limited need for affordable properties.

LOCAL PLAN REVIEW

Bayston Hill will continue as a Community Hub within the DRAFT Shropshire Local Plan. The Draft Plan proposes to identify an amended development boundary around the village, update the residential development guideline and identify two site allocations for development:-

- i. The site subject to this planning application and;
- ii. The former Oaklands School site:

However, following the number of registered objections to the Lyth Hill Road site primarily outlining the current planning application has little substantial policy or principle change to the refused 2017 outline application. When considered this application will need to be viewed from the existing Local Development Plan and those of the draft Shropshire Local Plan. The Draft Plan contains a range of strategic and more detailed development management policies which address a full range of material considerations to include policies SP3 – SP6 inclusive and DP1, DP11 – DP15. Added to this is the Housing Need Survey for Bayston Hill parish 'Right Home Right Place'.

The proposal is for open market housing development for Bayston Hill contained within the current Local Plan, in Countryside for policy purposes and such is contrary to Planning Policy

and should be refused. Considering the early stage of the draft LDP, this holds little weight in favour of the planning application.

VILLAGE AMENITIES

The proposal is for 114 dwellings. It is recognised the number of dwellings could increase or decrease. It is proven there is little or no weight to support the inclusion in the Local Plan.

Schools

- a) Pre School – there is a thriving pre-school located a few 100 meters from the site which may accommodate a few children but not a development of this size.
- b) Junior – Two local schools, Oakland and Long Meadow have combined to form Oak Meadow. Oak Meadow is at capacity but could only accommodate more pupils if new classrooms are built.
- c) Senior – There are no senior schools within the village. Older children from the village commute to Church Stretton, Meole and Sixth Form College.

Children from the site would have to walk to the schools along Lyth Hill Road, partly without or restricted footpaths, along un-lit public footpaths or commute by bus or car to senior schools. Parking outside schools and volume of traffic, is already an issue.

Doctors

The Beeches Road Medical Practice is well over capacity for the existing community and the new residence would inevitably access the practice by car. The Practice is currently being reviewed relative to the formation of a hub at an alternative site which again would further generate potential from and part issues.

Veterinary Surgery

Although there is a veterinary surgery within the village this is a part time satellite unit operating from its main surgery in Shrewsbury which is well used to capacity by Bayston Hill residents and their pets.

Shops

The shops and Post Office are located a long walking distance from the site and it is inevitable by habit they will be accessed by car. There is already a restricted number of parking spaces to the fore of the shopping parade.

Dentist

The local dentist is at capacity.

All the above would generate access by vehicle which is against policy.

Shropshire Core Strategy Policies

Policy CS1 and CS4 of the Core Strategy refer to predominantly locating residential development in community hubs contributing to social and economic viability and sustainable locations. Although Bayston Hill is a Community Hub the proposed development falls outside the Parish Plan requirements.

Policy MD7a & MD3 seeks to strictly control new open market housing outside of community hubs. Open Market Housing should not be permitted. The residents strongly object as the site does not conform to the Councils Planning Policies.

Accordingly for the detailed reasons given above the residents object as the proposed development:-

- i. Is not needed
- ii. Does not conform with the Bayston Hill Parish Plan
- iii. Conflicts with Core Strategy Policies
- iv. Conflicts with SAMDev
- v. No social or Economic Benefits
- vi. Conflicts with NPPF (National Planning Policy Framework)
- vii. Occupants would be heavily reliant on cars with very limited access along Lyth Hill Road
- viii. Limited Infrastructure
- ix. It is in open countryside, is agricultural land and is outside the village plan boundary.

The council have in excess of its 5-year allocation of housing up to 2026.

CONCLUSION

The residents of Bayston Hill STONGLY object to the site inclusion in the Local Plan as it does not aspire to the needs of Bayston Hill Parish. They feel there are a substantial number of larger sites within Shrewsbury Town being developed for market housing. There is an identified need for affordable dwellings within the Parish Plan but located inside the SAMDev Development Boundary.

The current planning application is for development located outside the current Bayston Hill Development Boundary within an area defined as Countryside where new dwellings are restricted to local need affordable dwellings and planning applications strictly controlled in accordance with the NPPF.

Accordingly, both the inclusion to the LDP and the proposed development fails to comply with the Councils own Planning Policies CS1, CS4, CS5 & CS10 of the Core Strategy and Policies MD1, MD3 and MD7a and Section 16.2 (VII) of the Site Allocations and Management of Development Plan (SAMDev). It also fails to comply with advice given by the National Planning Policy Framework 2019 (revised). The proposal is considered un-justified and exceeds the guidelines of S162 (ii).

The resident's STRONGLY OBJECT to the principle of housing in this location that renders the site unsustainable because of the approach via Lyth Hill Road.

The Council can demonstrate a 5-year housing land supply which is supported by a full and objective assessment of housing need in Bayston Hill and Shropshire as a whole.

It is with respect the Residents of Bayston Hill (Appendix B) request the Council Planning Committee REFUSE THE PLANNING APPLICATION FOR 106 DWELLINGS AND ANY FUTURE DEVELOPMENT.

This document of objection has given full consideration to Bayston Hill Parish Council Planning Policy dated 3rd October 2022 (Appendix C).

APPENDIX A

EMAIL FROM:

SHROPSHIRE WILDLIFE TRUST

From: Robin Mager [REDACTED]
Sent: 13 July 2017 12:33
To: Robin Mager [REDACTED]
Subject: 07/02561/OUT - Proposed Residential Development Land West Of Lyth Hill

Hello All,

I've now had a look through the ecological aspects of the application and have the following thoughts. I would be happy to receive comments and will be working up these thoughts into a SWT objection over the next few days.

The ecological survey effort appears to be adequate for the purposes of planning. A few additional details would help but unlikely to be any serious on-site ecological constraints to development.

The ecological interest appears to be restricted to the hedgerows and a number of mature trees. With bird and bat species being the only protected/priority species likely to be affected. Mitigation and compensation measure are possible.

It is possible that the development proposals could improve the biodiversity value of the site if the ecology recommendations are fully delivered. There is a lot being left to reserved matters stage at which point the development would have a certain momentum! We note that the indicative master plan is shows development very close to the recommended 5m buffer of hedgerows. The buffer should be from the edge of the hedgerow, not the centreline, hedgerows should be of significant width and the recommended 5m should be an absolute minimum. No wildlife pools in addition to the SUDS have been indicated. Lighting schemes are inherently hard to enforce and future residents will undoubtedly install lighting that may affect nocturnal species.

Our main concern however is not the on-site ecology but the proximity and setting of Lyth Hill Country Park (also a Local Wildlife Site).

- The site will be clearly visible from Lyth Hill road which is the main approach to the Country Park.
- The field is an important feature in maintaining the separation between the Country Park and Bayston Hill. Its loss to development would be detrimental to the character and setting of the Country Park.
- It is outside of the Bayston Hill Settlement boundary and so constitutes development in the open countryside. The development would therefore conflict with a range of Local Planning Policies including CS5, MD7a and MD12 and could not be considered "sustainable development".
- The concentration of new residents within 800m of the Country Park will inevitably lead to additional pressure to an already heavily used site (if I was managing the Country Park I'd be looking for some planning gain!).

Regards,

Robin.

Robin Mager, Planning & Data Officer, Shropshire Wildlife Trust

Shropshire Wildlife Trust is a registered charity number 212744
It is a company registered in England and Wales number 729746
Registered Address 193 Abbey Foregate, Shrewsbury, SY2 6AH

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visit www.shropshirewildlifetrust.org.uk for more information.**

Sign up to our e-newsletter



APPENDIX B

RESIDENTS

REPRESENTED

IN THIS

OBJECTION

AS PER ATTACHED EMAILS - 176 IN TOTAL

Keith Winter

From: Chris Murphy [REDACTED]
Sent: 07 April 2024 11:38
To: Keith Winter
Subject: Bayston Hill residents objecting to Lyth Hill development 24/00765/FUL

Chris Murphy
[REDACTED]

Kind Regards

Chris

Keith Winter

From: Adam Green [REDACTED]
Sent: 07 April 2024 14:27
To: Keith Winter
Subject: Lyth Hill Development

Good afternoon Keith,

Please add our names to the Planning Objection for Lyth Hill Road, Bayston Hill.

Many thanks,

Adam and Lynn Green
[REDACTED]

Keith Winter

From: R Williams <[REDACTED]>
Sent: 07 April 2024 14:43
To: Keith Winter
Subject: Fwd: Lyth Hill housing objection

----- Forwarded message -----

From: Lucy Cross <[REDACTED]>
Date: Sat, Apr 6, 2024 at 9:01 PM
Subject: Lyth Hill housing objection
To: [REDACTED]

Hi Trevor,
Please add our names to the objection you are lodging against the proposed Lyth Hill housing development:

Lucinda Cross
Adrian Cross

[REDACTED]

Many thanks for your efforts!
Kind regards,
Lucy Cross

Sent from [Outlook for Android](#)

Keith Winter

From: R Williams [REDACTED]
Sent: 07 April 2024 14:44
To: Keith Winter
Subject: Fwd: Planning objection

----- Forwarded message -----

From: Deborah Evans <[REDACTED]>
Date: Sat, Apr 6, 2024 at 9:11 PM
Subject: Planning objection
To: [REDACTED]

Hi,

Please could you add me and my husband to the list of objectors to the planning application on Lyth Hill Road. We are at [REDACTED]

Deborah and Edward Evans

Keith Winter

From: R Williams <[REDACTED]>
Sent: 07 April 2024 14:46
To: Keith Winter
Subject: Fwd: Housing development

----- Forwarded message -----

From: david8gardner [REDACTED]
Date: Sun, Apr 7, 2024 at 9:09 AM
Subject: Housing development
To: [REDACTED]

Please add me to your residents list.

David Gardner

[REDACTED]

[REDACTED]

Keith Winter

From: Susan Butler [REDACTED]
Sent: 07 April 2024 15:09
To: Keith Winter
Subject: Lyth Hill Road

My objection to the proposed building, we have several other new builds locally in recent months, surely there is no need for any more.

Mrs Susan Butler, [REDACTED]

Keith Winter

From: H&J T <[REDACTED]>
Sent: 07 April 2024 15:47
To: Keith Winter
Subject: Lyth Hill proposed objections
Attachments: 20240407_151229.jpg; 20240407_151220.jpg

Keith,

Thank you for your time collating returns.

Address: [REDACTED]

Mr and Mrs, Josh and Hollie Thornton

We have submitted our individual objections via the planning portal however we strongly object to the proposal for a litany of reasons, its clear the proposal is of no benefit to the community or the environment. We already have mild flooding issues in the rear of our garden (photo attached),and some standing water on the drive, this, we can only imagine would worsen if the development went ahead. I welcome anyone to come and see the issues we have.

Being in a property that literally borders the development we feel there would be a profound and unarguable loss of amenity.

We have two young children, we have moved to Grove lane and Bayston to afford them a better quality of life and outdoor space. We have for over 12 months been searching for agricultural land on which to start a permaculture food project and eventual market garden business to benefit the local community , it is frustrating that so many acres could be destroyed when land is already scarce enough.

I do wish the parish or local community could consider purchasing the land to prevent this from happening, we would consider supporting this.

Kind regards,
Josh and Hollie Thornton
[REDACTED]

Keith Winter

From: Donna Wright [REDACTED]
Sent: 07 April 2024 15:51
To: Keith Winter
Subject: Objection to proposed development on Lyth Hill Road

Dear Keith

Please add my name to the list of those objecting.

My name is Donna Wright, my address is [REDACTED]

I object to the proposed development on the grounds that it is not needed within the village, it will cause serious problems with flooding, traffic, amenities and destroy natural habitat.

Kind regards

Donna

Keith Winter

From: Flo Roberts <[REDACTED]>
Sent: 07 April 2024 16:28
To: Keith Winter
Subject: Proposed development off Lyth Hill Road

Hello,

Just received your letter through the door.

Thank you for all you are doing. We are new to the road and we're gobsmacked to hear a development was in planning.

On behalf of myself and my husband Flo and John Roberts, [REDACTED] we vehemently object to the proposed development off Lyth Hill Road.

I have made an individual objection on the council website.

Yours sincerely

Mr and Mrs Roberts

Sent from my iPhone

Keith Winter

From: john howard [REDACTED]
Sent: 07 April 2024 16:24
To: Keith Winter
Subject: 114 houses

I OBJECT to the proposed development off Lyth Hill Road
John Howard, [REDACTED]

Sent from Yahoo Mail for iPad

Keith Winter

From: sally.flack.sjs [REDACTED]
Sent: 07 April 2024 16:42
To: Keith Winter
Subject: Objection to Development off Lyth Hill Road

Sally Flack
[REDACTED]

Please add my name to the list of objectors to the above proposed development.

Below are serious reasons why the proposed development should be refused.

The original application was for 116 homes . now 114 + 4 self build.. 118!!
This would result in min of 250 more cars and at least 500 residents . This is far far far too much to place on the already overloaded village and it's environment, services & amenities.

The village boundary was very quietly moved to accommodate this p ftroposed development. It seems rather suspicious that Redrow are very confident their application will be granted.

Below are more details :

1. ENVIRONMENTAL Impact on nature, drainage, sewerage, ecological & air pollution. Recent heavy rain caused local flooding which led to substantial water/ flooding pouring down LythHill Road from the proposed development site!

2. TRAFFIC

(i)

A49 access to and from Lythhill Road would be mayhem on a permanent basis, which would be almost impossible to resolve without serious financial and logistic impact on a Council already almost bankrupt !

(ii) LYTHHILL ROAD, Already difficult to negotiate due to parked cars, would be seriously congested and all residents, together with residents leaving and entering side roads from Grove Lane down to Lythwood Road would be taking a risk every time they ventured into LythHill Road. These problems would be exacerbated at schhol/ work start/ finish. Utter chaos.

(Iii) CLARKFIELDS

Residents in Clarkfields would be living on a congested and chaotic 'rat run'.....particularly around school start/ finish times.

A nightmare for them all and probably impossible to sell their houses.

(iv) SCHOOL

Already well oversubscribed Oakmeadow would need to be extended. How long will that take if possible? Start/ finish already causes traffic/ Congestion problems now!

(v) BEECHES SURGERY

An essential vital village service already struggling with poor service. It's scary to imagine what the impact of approx over 350 new patients would have!!!

Keith Winter

From: Pamela Wootton-Davies [REDACTED]
Sent: 07 April 2024 17:02
To: Keith Winter
Subject: Planning permission

Hi Keith.
Please add my name to the objection to planning permission.

Pamela Wootton-Davies
[REDACTED]

Pam
Sent from my iPad.

Keith Winter

From: Phil Clark <[REDACTED]>
Sent: 07 April 2024 17:18
To: Keith Winter
Subject: Planning permission Lyth hill road

Dear Mr Winter,

Earlier today I noted my objections to the above planning permission on the Shropshire council website. I am just updating you with my formal objections for all the reasons you are aware of. Can you also please add;

Sarah Clark
[REDACTED]

Lewis Clark
[REDACTED]

All from the same address, [REDACTED]

Thankyou

Keith Winter

From: Christine Crump <[REDACTED]>
Sent: 07 April 2024 17:46
To: Keith Winter
Subject: Group objection

My husband and I have lived in the village for over 40 years. Another 114 houses just up the road would be a nightmare the village is at breaking point with the number of people living in the village, doctors, schools, dentists, shops, roads, traffic refuse collection and many more things already bursting at the seams. We 100% support Trevor Mennel with his objection to the plans.

Graham Christine Crump [REDACTED]

[REDACTED]

Keith Winter

From: Tom Griffiths <[REDACTED]>
Sent: 07 April 2024 17:49
To: Keith Winter
Subject: Group Objection Lyth Hill

We whole hearted object to the proposed development off Lyth Hill Road.

Tom and Elizabeth Griffiths

[REDACTED]

Keith Winter

From: Claire Woodyatt [REDACTED]
Sent: 07 April 2024 18:18
To: Keith Winter
Subject: Proposed Development Off Lyth Hill Road

David and Claire Woodyatt



Strongly object to the proposed development off Lyth Hill Road. Bayston Hill is already over developed and the village does not have the infrastructure for addition development

There is substantial flooding in many areas of Bayston Hill and any further development will only add to the problems here already

Mr D R and Mrs C D Woodyatt

Keith Winter

From: Clare Shaw <clare124@hotmail.com>
Sent: 07 April 2024 18:30
To: Keith Winter
Subject: Lyth hill road planning

Hello.

I reject to the proposed development off Lyth hill road.

Clare Shaw



Thanks
Clare

Sent from my iPhone

Keith Winter

From: fern zihni [REDACTED]
Sent: 07 April 2024 18:37
To: Keith Winter
Subject: Objection to proposed development off Lyth Hill Road

Hi Keith,

I strongly object to the proposed plan to build 114 houses at the top of Lyth Hill Road.
I have already submitted an individual objection to Shropshire Council. Thanks.

Fern Zihni
[REDACTED]
[REDACTED]

Sent from [Outlook for Android](#)

Keith Winter

From: Bee Williams [REDACTED]
Sent: 07 April 2024 19:02
To: Keith Winter
Subject: Objection to Lytham Hill Road Planning Permission

Hi Keith,

My husband and I are writing to object the planning permission for 114 houses at the top of Lyth Hill Road.

Whilst we understand the need for more houses to be built in general, the current infrastructure of the village cannot cope with the proposal.

The village is host to numerous young families, including our own, and Lyth Hill road is already a busy road with not enough parking and too many cars. Turning into the village there are often queues blocking the Hereford Road, the A5 round about is already mayhem and only likely to get worse with the new park and ride development. Busses in the village are infrequent, unreliable, and often don't go to the right places meaning that villagers have no choice but to drive.

The school is over-subscribed with a waiting list, not to mention the issues with nurseries. Our local shops are constantly busy, with a long queue for the pharmacy and post office most week days. I fear that 114 more families in the village will only make this unmanageable. The same can be said for the surgery and dentist, both of which are increasingly hard to get an appointment at (we're actually not able to register at the local dentist).

To summarise I do not believe the existing infrastructure in the village can cope with new houses more than the ones already being built on the site of the new school.

I will also add that this development potentially has a negative impact on our local environment. Eating into the "green belt" around Shrewsbury taking away natural habitats, trees and wildlife that makes Shrewsbury such an appealing place to live.

Regards

Bethan and Elliot Townsend

[REDACTED]

Sent from [Outlook for Android](#)

Keith Winter

From: David Boore [REDACTED]
Sent: 07 April 2024 20:53
To: Keith Winter
Subject: Proposed development off Lyth Hill Road

Hi Keith

David and Anne Boore [REDACTED]

We wish to add our names to the objectors to the above development.

Hope you are both well.

Thank you

David and Anne Boore

Keith Winter

From: fahri.zihni [REDACTED]
Sent: 07 April 2024 21:29
To: Keith Winter
Subject: Planning Permission for 114 houses - Lyth Hill Road

Dear Keith Winter,

Thank you for your efforts in raising objections to this development.

Would you kindly include my name on your group objection please?

Many thanks

Ihsan Fahri Zihni

[REDACTED]

Keith Winter

From: Jonathan Clark [REDACTED]
Sent: 08 April 2024 09:21
To: Keith Winter
Subject: Objection to the proposed development at Land West Lyth Hill Road, Bayston Hill.

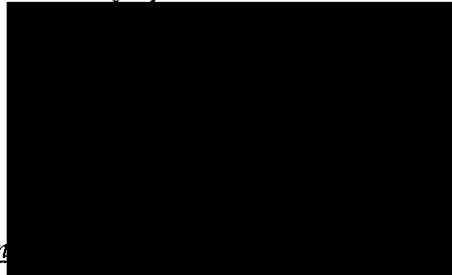
Good morning Keith

I am writing to add my name to the list of individuals objecting to the proposed development of 114 dwellings at Land West Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire 24/00765/FUL. Please add my name to the list. I have asked Delyth to send her name separately.

Kind regards

Jonathan Clark

Jonathan Clark



Keith Winter

From: Sandra Sturge <[REDACTED]>
Sent: 08 April 2024 09:49
To: Keith Winter
Subject: Objection to proposed planning development

James and Sandra Sturge who live at [REDACTED] both object to the proposed planning development of Lyth Hill Rd .

Sent from [Outlook for iOS](#)

Keith Winter

From: Delyth Clark [REDACTED]
Sent: 08 April 2024 10:09
To: Keith Winter
Subject: Planning Application for 114 houses at the top of Lyth Hill Road

Mrs Delyth Clark
[REDACTED]

Dear Mr Winter,

We have recently moved to Lyth Hill Road and have observed on two occasions the effects of heavy rainfall on Lyth Hill Road where surface water from the top of the hill has swept down the hill bringing with it rubble, dirt and litter. Houses at the bottom of the hill were particularly bad affected with debris landing in their front gardens. We have also been aware of the large volume of traffic using the road and the amount of cars parked outside neighbours properties. The access to the Hereford Road heading to town from the bottom of Lyth Hill is of great concern as we can be left trying to get out of the road for several minutes and the access to the road in the Church Stretton direction is simply dangerous. Cars are often stuck for long periods of time and we have witnessed several near accidents. Turning back onto Lyth Hill Road from the Hereford Road is also very dangerous and again we have seen near accidents particularly because of poor visibility. Lyth Hill is a wonderful facility with great wildlife and beautiful trees which will undoubtedly be spoilt by the addition of such a large housing estate. My objections to the development are that the addition of 114 properties will increase the flooding as the surface water formally absorbed by the fields will have no where to go but down Lyth Hill Road causing damage to properties and vehicles. The increased traffic will make access to and from the Hereford Road almost impossible and will no doubt result in some very nasty accidents as well as causing major delays to those commuting into Shrewsbury via the Hereford Road. Congestion on Lyth Hill Road will increase causing pollution from exhaust fumes. Bayston Hill is already under pressure and there seem to be no plans to provide more school places or other services and this means that there will be increased issues for local doctors as well as problems for those needing school places. As a very large development is already being built adjacent to Meole Brace retail park it begs the question of why another large development is needed so close by. Lastly the addition of the development will undermine the character of Bayston Hill which is a lovely welcoming community but with the addition of 114 houses which could be around 500+ additional people this will definitely change how the community develops in the future. The building of the estate will undoubtedly create issues of access for a considerable period of time as well as damage to surrounding roads as well as the effects on the wildlife and trees and plants. I submit my objections to the proposed development for your consideration.

Kind regards,

Delyth Clark

Keith Winter

From: Sue Southan <[REDACTED]>
Sent: 08 April 2024 11:46
To: Keith Winter
Subject: Group Objection

Name = Sue Richardson

Address = 46 Yewtree Drive Bayston Hill I am objecting to the proposed development off Lyth Hill Road on the grounds of failure to protect trees and wildlife, it's a greenfield site, and more importantly there is a greater risk of more flooding to our property. Lyth Hill Road is already congested and even more so if there is a problem on the A49 as they come over Lyth Hill to avoid queuing. And finally Bayston Hill is large enough without putting more demand on schools, doctors etc.

Sue

Keith Winter

From: [REDACTED]
Sent: 08 April 2024 12:08
To: Keith Winter
Subject: Proposed development off Lyth Hill Road, 24/00765/FUL

Please will you add our names to the list of those objecting to the proposed development off Lyth Hill Road?

We strongly object to the proposed development of land off Lyth Hill, for all the reasons already given on the SC planning portal.

Aidan & Di Long
[REDACTED]

Keith Winter

From: Edward Markham [REDACTED]
Sent: 08 April 2024 13:31
To: Keith Winter
Subject: Objection to proposed development off Lyth Hill Road

Hi Keith,

Please could you include my name in the objection to the proposed development off Lyth Hill Road.

My name is Edward Markham.

My address is [REDACTED]

I recently took some footage of water flooding down Lyth Hill Road which I would be happy to provide if it would be useful in supporting the objection?

Many thanks,

Edward

Keith Winter

From: David Stafford [REDACTED]
Sent: 08 April 2024 13:47
To: Keith Winter
Cc: David Stafford
Subject: Proposed development off Lyth Hill Road - objection

We would like to support the group objection to the proposed development off Lyth Hill Road for the very valid reasons articulated in compelling detail by the many objectors on the Council Planning Portal.

Not only does this village and surrounding area not need another large housing estate, if it is approved, it will have an overwhelming adverse effect on the environment, existing infrastructure and quality of our daily life.

David & Jackalyn Stafford

[REDACTED]

Keith Winter

From: tony carswell [redacted]
Sent: 08 April 2024 13:59
To: Keith Winter
Subject: 114 Lyth Hill Planning

Good afternoon Keith
please add our names to the objection of proposed development off Lyth Hill Road I have already made a personal statement on the council planning portal

Sue and Tony Carswell
[redacted]

Keith Winter

From: John Willetts [REDACTED]
Sent: 08 April 2024 14:00
To: Keith Winter
Subject: Planning application

Hi Keith

Hope your move went well.

We wish to object to the proposed development off Lyth Hill Road.

- 1 - We have major reservations about the loss of greenfield amenity and impact upon wildlife.
- 2 - We cannot see how the present traffic infrastructure along Lyth Hill Road and its junction with A49 will be able to cope. Traffic is already heavier than the road can cope with because of the dog walkers driving to Lyth Country Park and Hillside Nursery. Another 100+ cars will only worsen an already difficult situation.
- 3 - Bayston Hill is already a large conurbation. This is bound to impact local services - particularly our GP practice.

Judy and John Willetts [REDACTED]

Keith Winter

From: jane cantrell <janecantrell@hotmail.com>
Sent: 08 April 2024 14:19
To: Keith Winter
Subject: Proposed development top of Lyth Hill Road

I object to the proposed development off Lyth Hill Road

Jane Cantrell

Get [Outlook for Android](#)

Keith Winter

From: Fiona Brown <fionabrown123@talktalk.net>
Sent: 08 April 2024 15:12
To: Keith Winter
Subject: Proposed housing development off Lyth Hill Road

I would like to object to the proposed housing development off Lyth Hill Road because of the environmental damage it will cause and increased flooding. The village is already being over developed putting pressure on existing infrastructure

Yours sincerely

Mrs Fiona Brown



Keith Winter

From: Lindsay <[REDACTED]>
Sent: 08 April 2024 15:28
To: Keith Winter
Subject: Proposed new development off Lyth Hill Road, Bayston Hill

Would you please include this email as part of the objections to the proposed new developments off Lyth Hill Road, Bayston Hill.

Lindsay Chidlow
[REDACTED]

Sent from [Mail](#) for Windows

Keith Winter

From: Richie Ireland [REDACTED]
Sent: 08 April 2024 15:31
To: Keith Winter
Subject: Lyth Hill development.

This email is an objection to the proposed development on land off Lyth Hill Road, Bayston Hill that is currently ongoing, and I would like my name to be added, thankyou.

Richie Ireland
[REDACTED]

Keith Winter

From: Nick Ponsonby [REDACTED]
Sent: 08 April 2024 15:38
To: Keith Winter
Subject: Objection to 24/00765/FUL

Objection to 24/00765/FUL.

Please add my name to those objecting to the Redrow planning permission for 114 houses (+ 4 self build plots) off Lyth Hill Road, Bayston Hill.

Nick Ponsonby
[REDACTED]

Have already submitted detailed letter of objection, but the more directions our opposition comes from, the better!

Sent from my iPhone

Keith Winter

From: Paul Townsend [REDACTED]
Sent: 08 April 2024 16:25
To: Keith Winter
Subject: Objection for planning permission

Our objection is based on the volume of traffic. Parking on Lyth Hill Road & pavements!!!. Doctors not adequate for the number of people in the village. School will it cope with extra number of children. Dobbies island can't cope with the sheer volume of traffic now.

Sylvia & Paul Townsend [REDACTED]



Keith Winter

From: Reed Wellings <[REDACTED]>
Sent: 08 April 2024 16:48
To: Keith Winter
Subject: Planning req 114 Houses top of Lyth Hill Road

From Reed and Rosemary Wellings
[REDACTED]

We object to the planning request for 114 houses at the top of Lyth Hill Road, Bayston Hill.
Please add our names to the list of objectors.

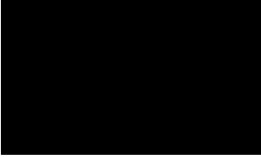
Sent from my iPad

Keith Winter

From: Deborah Evans [mailto:deborah.evans@gnm.com]
Sent: 08 April 2024 16:50
To: Keith Winter
Subject: Objection to proposed development off Lyth Hill Road

Please can you add us to the group objection to the planning application 24/00765/FUL off Lyth Hill Road.

Deborah and Edward Evans



Keith Winter

From: tom palmer <[REDACTED]>
Sent: 08 April 2024 17:18
To: Keith Winter
Subject: planning objection at Lyth Hill Road

Mr & Mrs Palmer
[REDACTED]

[REDACTED]
,already congested, not suited for extra traffic and a danger to dog walkers
runners.
greenfields protect the trees and wild life.
over development.
tarmac and building.
pressure
Mrs Pamers

[REDACTED]
cyclists and
2 Why build on
3 Bayston Hill is already
4 Flood water will increase due to the
5 Local services can it stant any more
Mr &

Keith Winter

From: Steven Nelson <[REDACTED]>
Sent: 08 April 2024 17:20
To: Keith Winter
Subject: Lyth Hill Development

Steven Nelson
[REDACTED]

I would like you to add my name to those objecting to the propose development off Lyth Hill Road

I am compiling my own personal objection to this development and will submit it soon.

Best regards

Steven Nelson

Keith Winter

From: Lisa Gunn <[REDACTED]>
Sent: 08 April 2024 17:51
To: Keith Winter
Subject: Objection to the proposed development of Lyth Hill Road

Hello

I object to the proposed development off Lyth hill road due to the volume of traffic already on Lyth hill road.

Lisa Gunn
[REDACTED]

Sent from my iPhone

Keith Winter

From: andrew shenton [REDACTED]
Sent: 08 April 2024 17:54
To: Keith Winter
Subject: Lyth Hill Road development - objection

The development has cropped up again, and Redrow have put quite a bit of money into securing its success. The development is objected to on the following reasons -

- The current green field site will be blighted forever if developed
- Developers have no regard for the environment only profit, and they will make about 70% on each house that they produce
- Back handers to the planning authority and officials are the usual process
- The area of BAYSTON HILL cannot withstand the extra pressure on services for drainage and power supply. Flooding is already an issue, and will just get worse with a new development.
- The current Lyth Hill Road is far too narrow to withstand the additional traffic that a development such as this will produce (at least another 150 cars and movements)
- The infrastructure of the area is insufficient - doctors, schools, public transport
- Developers should look at brownfield sites or those that have ready available services / infrastructure - Greenfield sites are highly prized for their profit.
- This development has been turned down once already.
- A small self build plot is proposed, right on the corner of the development - not acceptable
- Housing units are too tight with insufficient space for moving around
- The development is an over development of the existing area, and is also not in the council planning development plan.
- Traffic issues will be considerable if this development is allowed to progress.
- Go away Redrow - we don't want you and don't need new houses of this type
- Cheaper houses are being bought by wealthy people for letting, stopping younger families from getting on the housing ladder. This has got to be stopped. We don't need new housing, it could easily be provided by stopping the buy to let market and making landlords into a taxable business.

I hope that I have covered the most significant items.

Andrew

Andrew Shenton BSc(Hons) DipCons MRICS BCAS IHBC
[REDACTED]

Keith Winter

From: lisa gunn [REDACTED]
Sent: 08 April 2024 17:56
To: Keith Winter
Subject: Photos of flooding if helpful for objection to proposed development of Lyth hill road

Flooding in the back of betley lane



Keith Winter

From: Barbara Henry <[REDACTED]>
Sent: 08 April 2024 18:00
To: Keith Winter
Subject: Lyth Hill Development

Hi there,

We received the notice about the development on Lyth Hill. We are Alex Wake and Barbara Henry and we live at [REDACTED]. We both strongly object to the proposed development off of Lyth Hill Road.

Thank you.

Keith Winter

From: Jamie Skeldon <[REDACTED]>
Sent: 08 April 2024 18:27
To: Keith Winter
Subject: Planning permission off Lyth Hill Rd

I wish to formally object to the proposed development off Lyth Hill Road.

James Skeldon
[REDACTED]

Sent from my iPhone

Keith Winter

From: [REDACTED]
Sent: 08 April 2024 18:29
To: Keith Winter
Subject: Planning permission for Lyth Hill Road

I am writing to object to the proposed planning permission for 114 houses to be built at the top of Lyth Hill Road.

Jill Skeldon



Sent from my iPhone

Keith Winter

From: Marek Benzinski <[REDACTED]>
Sent: 08 April 2024 19:15
To: Keith Winter
Subject: Objection to new build Lyth Hill Road
Attachments: Gill opposition to build.rtf; Marek objection Lyth hill build.rtf

Hi Keith,

Our thanks to you, and others, for your campaigning work on this issue.

As requested, we have attached our objections to the proposed building of 114 houses at the top of Lyth Hill.

Please let us know if there is anything else we can do in support of this campaign.

Kind regards,

Gill & Marek Benzinski

Keith Winter

From: Chris Smith <[REDACTED]>
Sent: 08 April 2024 19:46
To: Keith Winter
Subject: Planning Permission - 114 Houses @Lyth Hill Road

Dear Sirs

We, Christopher Smith and Emma Dalton of [REDACTED], strongly object to the proposed development of 114 House off Lyth Hill Road.

Regards

Chris and Emma

Keith Winter

From: moz123 [REDACTED]
Sent: 08 April 2024 21:49
To: Keith Winter
Subject: Lyth Hill Road Development

Nicky morris

[REDACTED]

Sent from my Galaxy

Keith Winter

From: ianmorris365 [REDACTED]
Sent: 08 April 2024 21:50
To: Keith Winter
Subject: Bayston hill Development

Ian Morris

[REDACTED]

Sent from my Galaxy

Keith Winter

From: Stephen Anderson [REDACTED]
Sent: 08 April 2024 22:15
To: Keith Winter
Subject: Objection to proposed planning off Lyth Hill Road

Stephen Anderson
[REDACTED]

I wish to object to the proposed development off Lyth Hill Road.

I have attached photos of recent flooding down Lyth hill Road. Any development of the scale proposed would surely make this problem much worse due to run off from more roads and paving creating dangers to properties that already exist.

Lyth Hill Road is already congested particularly at rush hour at the junction to the a49.

The existing infrastructure cannot sustain additional housing. The oak meadow primary school already has zero capacity for additional pupils as it is already at capacity. The doctors surgery is also at full capacity with it taking weeks, sometimes over a month to get a gps appointment.

Keith Winter

From: Heather Buckle <[REDACTED]>
Sent: 08 April 2024 22:49
To: Keith Winter
Subject: Bayston Hill residents objecting to Lyth hill development

Please add the following names to your list objecting to the above Heather Buckle [REDACTED] Geoff and Jean Buckle ([REDACTED] Alex George [REDACTED])

Many thanks
Kind Regards
Sent from my iPad

Keith Winter

From: Pat Strefford [REDACTED]
Sent: 09 April 2024 10:17
To: Keith Winter
Subject: Planning Application Ref. 24/00765/FUL

Could you please add my name to the list of objectors to the above proposed development.
My name is Patrick Strefford, [REDACTED]
[REDACTED]

Keith Winter

From: gaynor strefford [REDACTED]
Sent: 09 April 2024 10:23
To: Keith Winter
Subject: Planning Application Ref. 24/00765/FUL

Would you please add my name to the list of objectors to the above development.

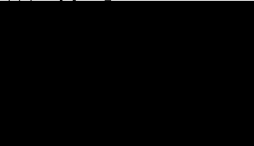
My name is Gaynor Strefford, [REDACTED]
[REDACTED]

Keith Winter

From: Eve Barker [REDACTED]
Sent: 09 April 2024 10:59
To: Keith Winter
Subject: Objection to planning at the top of Lyth Hill Road

I wish to object to the above planning for 114 houses at the top of Lyth Hill Road on the grounds of use of a greenfield site, flooding that has already taken place at the Huntons, congestion on Lyth Hill Road, which is much like a chicane for traffic, and that Bayston Hill has neither the schooling, doctors or room to cope with an extra two hundred plus cars using the roads on a daily basis. Please register my strong objection to this planning.

Mrs E E Barker,




Sent from my iPad

Keith Winter

From: Reg Barker [redacted]
Sent: 09 April 2024 11:16
To: Keith Winter
Subject: Objection to the proposed planning at the top of Lyth Hill Road

I wish to register my objection to the above proposed planning for 114 houses on the grounds of traffic congestion and more recently the matter of excess water which has led recently to flooding. There is not the infrastructure to cope with the additional dwellings planned in both schools and availability of healthcare.

Mr, R.W. Barker



Keith Winter

From: LORNA WAKEMAN <[REDACTED]>
Sent: 09 April 2024 11:46
To: Keith Winter
Subject: Planning Permission for 114 Houses Lyth Hill Road

Dear Mr Winter

Here are our comments in relation to above planning application.

We strongly object to the planning permission for 114 houses.

It is ludicrous to consider the application due to already busy road. Early morning and late afternoon it is exceptionally busy due to cars speeding up and down to collect children from the nursery school which is located on the narrow part of Lyth Hill Road past proposed access to new site. The Country Park at the top of Lyth Hill Road is very popular at all times of days with visitors and Dog walkers driving up to the top of the road.

Taking the above points into consideration the road is unsafe for a further large influx of traffic.

Our next point is the drainage. It will never support a large number of extra houses. Road already floods as drainage not sufficient. I am tenant of a field near proposed access which has been the case for over 20 years. It is flooded, gushing off the road off the road due to poor drainage and running down to adjoining fields and caravan site.

Regards

Lorna Jane Wakeman and Adrian Lawton Tomkiss

Keith Winter

From: marilyn parry <[REDACTED]>
Sent: 09 April 2024 12:47
To: Keith Winter
Subject: Objection

Dear Keith ,
Thank you foir your letter of Sun 7th April

I write to object to the Planning Permission requested for 114 houses at the top of Lyth Hill Road.

I object on the grounds of :

- 1 The environment and risk of flooding to properties further down Lyth Hill Road
- 2 Traffic in Lyth Hill Road which is already a bottleneck .
- 3 Overdevelopment of Bayston Hill

Marilyn Parry
[REDACTED]

Keith Winter

From: James Hudson [REDACTED]
Sent: 09 April 2024 12:49
To: Keith Winter
Subject: Planning objection Lyth Hill Rd

Hi Kieth

In response to you letter

I would like to object to the proposal of 114 homes at the top of Lyth Hill Road, there are numerous reasons why It is a bad idea but I am really concerned about flooding which has already started to impact many of our homes in recent years.

As a parent I am also concerned about the impact of another 200 cars regularly using Lyth Hill Road the road is already busy and fast and this will be compounded by such a big development, it feels like a further diminishing of the safety and quality of like for many existing residents.

Yours sincerely

James Hudson [REDACTED]

Keith Winter

From: Lisa Wilson <[REDACTED]>
Sent: 09 April 2024 16:00
To: Keith Winter
Subject: Planning Permission Request - Lyth Hill Road

Thanks for the reminder in my letterbox. Please add our names to your list of objections, separately if that helps!

Lisa & Richard Wilson
[REDACTED]

We object for all the same reasons as with the previous applications, namely

- * on environmental grounds - the proposed site is outside the development boundary and is a green field site. The location has many and varied fauna and flora which we feel has not adequately been taken into consideration, not least from the perspective of increased flooding which is already a considerable issue as a field. This winter/spring has seen many incidences of serious run-off affecting Lyth Hill Road itself.
- * We remain very concerned that the proposed development will place an unsustainable strain on existing infrastructure - Beeches Road Medical Practice, Oakmeadow School to name but 2.
- * As residents of the southern end of Lyth Hill Road we feel strongly that a development of the proposed size is wholly inappropriate for its location. The increase traffic will compound the existing serious issues which we face every day and which we have outlined in our previous objections. A good example of a typical problem is that I have recently made a request to Hillside Nursery that they email parents regarding driving with excessive speed to and from their setting. I regularly witness driving of 40 mph when their parents/carers access the nursery and have seen multiple near misses. This is compounded by the existing level of parked cars from The Crossroads to Grove Lane.

Having read the latest planning application we remain gravely concerned about the suitability of the site for 114+ properties and the increased level of danger to Bayston Hill residents and the countless daily visitors to Lyth Hill Country Park, many of whom are pedestrians.

Yours

Richard M Wilson

Lisa J Wilson
9 April 2024

Sent from my iPad

Keith Winter

From: R Williams <[REDACTED]>
Sent: 09 April 2024 20:15
To: Keith Winter
Subject: Fwd: Lyth Hill Road development

On Sun, Apr 7, 2024 at 8:03 PM Jane Lee <[REDACTED]> wrote:

Good evening,

I have just registered my objection to the above development. Can my husband and I both be added to the collective objection

Terrence Lee
[REDACTED]

Jane Lee
[REDACTED]

Many thanks for organising this.

Best wishes,

Jane

Sent from Outlook for iOS

Keith Winter

From: Helen Francis [REDACTED]
Sent: 09 April 2024 20:37
To: Keith Winter
Subject: Planning Permission at the top of Lyth Hill

I strongly object to the proposed development off Lyth Hill Road. Lyth Hill Road is already very busy with traffic due to the Children's Nursery.

Helen Francis, [REDACTED]

Get [Outlook for iOS](#)

Keith Winter

From: Tony Watkin [REDACTED]
Sent: 09 April 2024 22:38
To: Keith Winter
Subject: 24/007/65

Sandra.watkin@gmail.com would like to be added to the Bayston Hill residents against the above reference.

[REDACTED]

Keith Winter

From: Michael Creese <[REDACTED]>
Sent: 09 April 2024 23:16
To: Keith Winter
Subject: Bayston Hill residents objecting to Lyth Hill development 24/00765/FUL

Keith,

Many thanks for arranging the collective objection.

I would like to join the Bayston Hill residents objecting to Lyth Hill development 24/00765/FUL.

Many thanks,

Michael Creese
[REDACTED]

Keith Winter

From: Carys Morgan [REDACTED]
Sent: 10 April 2024 08:49
To: Keith Winter
Subject: Objection to development on lyth hill

Hi Keith,

Following the letter we had through our door.

Both myself and my partner object to the proposed development off Lyth Hill road

Carys Morgan
Benjamin Young
a [REDACTED]

Thanks
Carys

Keith Winter

From: Tina Maurice <tina.maurice@btinternet.com>
Sent: 10 April 2024 12:21
To: Keith Winter
Subject: Objection to the proposed development off Lyth Hill Road.

Dear Keith,

I would like to add my name to the group objection to the proposed development of 114 houses at the top of Lyth Hill Road.

Tina Maurice
[Redacted]
[Redacted]

Many thanks
Tina

Keith Winter

From: Philip Ward [REDACTED]
Sent: 10 April 2024 12:59
To: Keith Winter
Subject: Planning permission Lyth Hill Road.

I cannot understand that a further application has been submitted to build 114 houses at the top of Lyth hill Road. The road is already awkward to navigate especially with the enlarged Children's Nursery and constant traffic to the Country park. I imagine there would be at least 400 more car movements a day and this will impact everyone living along this stretch of road. The local GP practice is under considerable strain and barely copes with the present village numbers.
Regards Philip Ward.

Keith Winter

From: philip williams <[REDACTED]>
Sent: 10 April 2024 13:57
To: Keith Winter
Subject: proposed Lyth hill development

From philip williams

I object to the proposed housing development off Lyth hill road on the grounds of all previous reasons plus increased risks of flooding, increases in traffic around the village and additional strain on local infrastructure.

Keith Winter

From: peter.rudd- [REDACTED]
Sent: 10 April 2024 15:00
To: Keith Winter
Subject: Planning permission for houses at top of Lyth Hill road

I wish to submit my name in objecting to the proposed
Development off Lyth Hill Road of 114 houses as per planning application.
Peter Rudd- [REDACTED]
Sent from [Mail](#) for Windows

Keith Winter

From: Kate James [REDACTED]
Sent: 10 April 2024 16:58
To: Keith Winter
Subject: Group objection

I object to the proposed development off Lyth Hill Road and want to be part of the group objection. I will also make an individual objection via the Council Planning Portal.

Kathryn James

[REDACTED]

Keith Winter

From: [REDACTED]
Sent: 10 April 2024 16:20
To: Keith Winter
Subject: Objection to the proposed development off Lyth Hill Road

Dear Keith,

Our statement as follows.

We object to the proposed development off Lyth Hill Road because the environment needs to be protected and if the development is to go ahead, then permission is given to destroy the environment. Wildlife will be destroyed, people will be affected by increased risk of flooding, which is already bad. We are unable to even get an appointment at the doctors, building more houses is unacceptable because of the further strain it will put on public services.

There is no basis for building more houses. The government's own website states that there are hundreds of thousands of empty houses in England, so this has no relation to any need for new homes. It is just ruthless business without regard for anyone or anything else.

Regards,

Olena and Chris Lloyd, [REDACTED]

Keith Winter

From: Paula Titley [REDACTED]
Sent: 10 April 2024 16:29
To: Keith Winter
Subject: 40 Meadowbrook Bayston Hill

Dear Keith

I wish to join the Bayston Hill residents in objecting to the proposed development
On Lyth Hill 24/00765/FUL.

Regards Paula Titley

Sent from [Outlook for Android](#)

Keith Winter

From: Steve James <[REDACTED]>
Sent: 10 April 2024 17:26
To: Keith Winter
Subject: Group Objection

I object to the proposed development off Lyth Hill Road and want to be part of the group objection. I will also make an individual objection via the Council Planning Portal.

Stephen James



Keith Winter

From: Zoe Child [REDACTED]
Sent: 10 April 2024 19:01
To: Keith Winter
Subject: Objection to the proposed development of Lyth Hill Road

Dear Keith,

We, Zoe Child and Hugo Jervis are writing to you in agreement with the objection to the proposed development of Lyth Hill Road.

Kind regards

Zoe Child

Keith Winter

From: Teri Trickett <[REDACTED]>
Sent: 10 April 2024 22:38
To: Keith Winter
Subject: Re: Objection to planning on land to West of Lyth Hill Road

Could you also add Arthur Trickett and Oliver Trickett who also live at the address below. Thank you

On Sun, 7 Apr 2024 at 12:10, Teri Trickett <[REDACTED]> wrote:

Hi,

Please can you add my name to this:

Mrs Teri Trickett [REDACTED]

Kind regards

Teri

Keith Winter

From: TIJAN SAADEH <[REDACTED]>
Sent: 11 April 2024 07:53
To: Keith Winter
Subject: Planning Permission Lyth Hill Road

Dear Keith

Both my husband and I wholly support the rejection of the planning permission for 114 houses at the top of Lyth Hill Road. Due to the severity of traffic load, speeding and recent flooding down Lyth Hill road.

With many thanks and best regards,

[REDACTED]

Keith Winter

From: Robin Case [REDACTED]
Sent: 11 April 2024 09:04
To: Keith Winter
Subject: planning

I, Robin Case of [REDACTED] wish to object to the planning application for the land adjacent to Lyth Hill Road (24/00765/FUL

Thanks, Keith. Yous, Robin

Keith Winter

From: Fiona McFarlane <[REDACTED]>
Sent: 11 April 2024 11:02
To: Keith Winter
Subject: Proposed development off Lyth Hill Road

Dear Keith,

I would like to register my objections to the proposed development of 114 houses at the top of Lyth Hill Road. As a resident close to the development, I am concerned about the environmental impact particularly with respect to increased risk of flooding as we have seen unprecedented surface run off from that area this winter. I am also concerned about traffic flow along Lyth Hill Road as is already under pressure.

Yours sincerely,

[REDACTED]

Sent from my iPhone

Keith Winter

From: Martin Harding <[REDACTED]>
Sent: 11 April 2024 11:46
To: Keith Winter
Subject: Objective to development

Objecting to the proposed development off Lyth Hill Road
Martin Harding
Carolyn Harding

[REDACTED]

Thank you

Keith Winter

From: C MAURICE <[REDACTED]>
Sent: 11 April 2024 16:00
To: Keith Winter
Subject: Objection to 114 house to be built on Lyth Hill Rd

Dear Keith,

I strongly object to the proposed development off Lyth Hill Road.

Please add my name to the group objection to the proposed development. Ref 24/00765/FUL

Dr CDJ Maurice

[REDACTED]

Many thanks
Jacques Maurice

Keith Winter

From: [REDACTED]
Sent: 11 April 2024 16:21
To: Keith Winter
Subject: Development Objection

Hi Keith

Please add my name to the objections to the proposed development off Lyth Hill Road. There are many good reasons for the development not to go ahead but my objections are around increased traffic on Lyth Hill Road, congestion at the junction with the A49 and most importantly the environmental affect, particular the increased risk of flooding to Lyth Hill Road properties.

Thank you

Michael Taylor and Judith Taylor



Keith Winter

From: DOREEN MANLEY <[REDACTED]>
Sent: 11 April 2024 17:43
To: Keith Winter
Subject: Planning Lyth Hill road

I strongly object to the planning on Lythhill road.

It would mean an overload of traffic especially at peak times onto the A 49 also through the village to exit via Pulley lane.

Doreen Manley

Keith Winter

From: Derek Jury [REDACTED]
Sent: 11 April 2024 21:09
To: Keith Winter
Subject: Planning permission Lyth Hill Road

Hi,

I am appalled at the proposal for the development of 114 houses in Lyth hill road and would like my name added to the group objection regarding this.

Thank you
Derek Jury
[REDACTED]

Keith Winter

From: Marg Groves [REDACTED]
Sent: 11 April 2024 [REDACTED]
To: Keith Winter
Subject: Planning application for development off Lyth Hill Road

We, the undersigned, wish to register our objection to the proposed development off Lyth Hill Road:

David Groves
Margaret Groves

Sent from my iPad

Keith Winter

From: Sally Jury <[REDACTED]>
Sent: 11 April 2024 21:50
To: Keith Winter
Subject: Planning permission Lyth Hill Road

I am objecting to the proposed development off Lyth Hill Road.

Sally Jury

[REDACTED]

Keith Winter

From: Rhea Alton [REDACTED]
Sent: 12 April 2024 11:42
To: Keith Winter
Subject: 114 houses on Lyth Hill Road

Hi Keith,

We wish to join the group of Bayston Hill residents objecting to the building of 114 houses on Lyth Hill Road.

Rhea and Simon Alton
[REDACTED]

Keith Winter

From: Richard White <[REDACTED]> on behalf of Richard White
Sent: 12 April 2024 11:45
To: Keith Winter
Subject: Objection to Planning Permission for 114 houses on Lyth Hill Road

As residents of [REDACTED] the bottom of Lyth Hill Road, we object strongly to the proposed building of 114 dwellings at the top of Lyth Hill Road, due to the amount of traffic that will be using the road, creating congestion and dangerous parking. Extra traffic will make it impossible to use the road safely.
A concrete and tarmac estate can only increase the flow of surface water and endanger properties.

Named adults : Richard White
Alison Ashlee
Celia Wood.

Keith Winter

From: johnpam.bradburn@ [REDACTED]
Sent: 12 April 2024 11:57
To: Keith Winter
Subject: Planning objection

Dear Keith,

I, Pamela Bradburn, of 2 [REDACTED] object to the proposed development of land off Lyth Hill Road (24/00765/FUL).

Many thanks,

Pamela Bradburn

Keith Winter

From: Alexandria Case [REDACTED]
Sent: 12 April 2024 12:25
To: Keith Winter
Subject: planning objection

Dear Keith,

I, Alexandria Case, object to the proposed development of land off Lyth Hill Road (24/00765FUL).

Many thanks,

Alex Case

Keith Winter

From: Karen Rogers [REDACTED]
Sent: 12 April 2024 13:05
To: Keith Winter
Subject: Group objection

We strongly object to the proposed development off Lyth Hill Road.

Karen Rogers

Mark Rogers

[REDACTED]
Sent from my iPhone

Keith Winter

From: M BOSTON [REDACTED]
Sent: 12 April 2024 13:55
To: Keith Winter
Subject: 114 Houses off Lyth Hill Road

We object to the proposed development off Lyth Hill Road

Arthur Boston, and Marian Boston. [REDACTED]

Keith Winter

From: Clare Bailey <[REDACTED]>
Sent: 12 April 2024 14:19
To: Keith Winter
Subject: Proposed development off Lyth Hill Road

David & Clare Bailey

[REDACTED]

We very strongly object to the proposed development. Bayston Hill had already provided its required amount new builds and more importantly to us the potential for 200+ cars coming up and down Lyth Hill Road on a daily basis.

Many thanks
Clare

Keith Winter

From: Daphne Woof [REDACTED]
Sent: 12 April 2024 15:40
To: Keith Winter
Subject: Proposed development off Lyth Hill Road

Good Afternoon Keith

Please could add our names to the group objection. Our particular concerns are regarding the drainage of the site along the field on Yewtree Drive. We currently experience regular flooding of the gardens, drives and road and feel the development will only exacerbate this situation.

Kind regards

Daphne Woof

Nigel Lawson, [REDACTED]

Sent from my iPad

Keith Winter

From: libby wain <[REDACTED]>
Sent: 12 April 2024 18:41
To: Keith Winter
Subject: Lyth Hill Road

Hi Keith. Hope this is ok. If not let us know. Libby

We both object to the proposed development off Lyth Hill Road John Wain Elizabeth Wain

Keith Winter

From: joanne jaques <[REDACTED]>
Sent: 13 April 2024 11:05
To: Keith Winter

Joanne Jaques,
[REDACTED]

I completely object to the proposed development off Lyth Hill Road

Many Thanks
Jo Jaques

Sent from my iPhone

Keith Winter

From: graham [REDACTED]
Sent: 13 April 2024 12:13
To: Keith Winter
Subject: Objection To The Proposal For 114 Houses At The Top Of Lyth Hill Road 24/00765/FUL

Hi Keith,

I wish to object to the development to the west side of Lyth Hill Road on the grounds of lack of infrastructure, school, doctor, dentist, junction of A49 and flooding and drainage issues. The other big issue is large increase of traffic on Lyth Hill Road of which a substantial amount becomes single carriageway due to residents' parked cars.

Thank you,

Graham Emberton
[REDACTED]

Keith Winter

From: marjorie [REDACTED]
Sent: 13 April 2024 12:20
To: Keith Winter
Subject: Objection To The Proposal For 114 Houses At The Top Of Lyth Hill Road 24/00765/FUL

Hi Keith,

I wish to object to the development to the west side of Lyth Hill Road on the grounds of lack of infrastructure, school, doctor, dentist, junction of A49 and flooding and drainage issues. The other big issue is large increase of traffic on Lyth Hill Road of which a substantial amount becomes single carriageway due to residents' parked cars.

Thank you,

Marjorie Emberton

[REDACTED]

Keith Winter

From: robert [REDACTED]
Sent: 13 April 2024 12:24
To: Keith Winter
Subject: Objection To The Proposal Of 114 Houses At The Top Of Lyth Hill Road 24/00765/FUL

Hi Keith,

I wish to object to the development to the west side of Lyth Hill Road on the grounds of lack of infrastructure, school, doctor, dentist, junction of A49 and flooding and drainage issues. The other big issue is large increase of traffic on Lyth Hill Road of which a substantial amount becomes single carriageway due to residents' parked cars.

Thank you,

Robert Emberton
[REDACTED]

Keith Winter

From: Carissa <[REDACTED]>
Sent: 13 April 2024 12:49
To: Keith Winter
Subject: Objection to proposed development off Lyth Hill Road

Good afternoon,

We would like to add our names to the list of those objecting to the proposed housing development off Lyth Hill Road (24/00765/FUL) and will also lodge our objections via the Shropshire Council's Planning Portal.

Mr John Beharrell
Mrs Carissa Beharrell

Many thanks

Carissa Beharrell
([REDACTED])

Keith Winter

From: Richard Chapman [REDACTED]
Sent: 13 April 2024 13:51
To: Keith Winter
Subject: Objection 24/00765/FUL

Hi, please add me to the list
"Objecting to the proposed development off Lyth Hill Road"

Regards
Richard Chapman

Sent from AOL on Android

Keith Winter

From: Jonathan Streeter [REDACTED]
Sent: 13 April 2024 14:57
To: Keith Winter
Subject: Planning 114 houses Lyth Hill Road

My objection is based on a few factors the first being that 100 plus new homes will add substantial strain on the services within the village. Second the extra traffic as I live on the junction of bayston hill and the A49 it's difficult now to get out with traffic backed up past the memorial hall sometimes and thirdly the affect it will have on the rainwater dispersal. At the moment when it rains it virtually floods and creates a river in front of mine and the other houses any more and there's a real risk of flooding.

Jon streeter
[REDACTED]

Keith Winter

From: sue davies [REDACTED]
Sent: 13 April 2024 19:01
To: Keith Winter
Subject: Objection to proposed development off Lyth Hill Road

My name is Sue Davies and I live at [REDACTED]
[REDACTED]

I object in the strongest possible terms to this development on the grounds of its potential effect on the environment, traffic in the village and the over development of the village.

Keith Winter

From: stilchards [REDACTED]
Sent: 13 April 2024 20:35
To: Keith Winter
Subject: Development objection

We, Paul Richards, Kath Richards and Jimmy Richards, object to the proposed development off Lyth Hill Road.

Sent from my Galaxy

Keith Winter

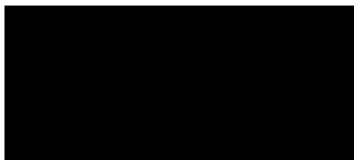
From: Lois Cove [REDACTED]
Sent: 13 April 2024 22:32
To: Keith Winter
Subject: objection to the proposed development

Hi Keith,

Please add my name (and my husbands) to your list as we would like to object to the proposed development of 114 houses off Lyth Hill Road.

Thank you.

Lois and Matt Cove



Kind regards

Lois

Keith Winter

From: Terry Barlow [REDACTED]
Sent: 14 April 2024 07:57
To: Keith Winter
Subject: Terry Barlow OBJECTS to 24/007/765/FUL

To whom it may concern

I would like to object in the strongest possible terms to Planning Application 24/00765/FUL for the following reasons:

Environmental - destroying open countryside - which will add to existing flooding problems with fields covered in houses and tarmac.

Traffic - Lyth Hill Road is already congested and increased traffic could lead to serious problems of pollution, etc.

Over development - the village of Bayston Hill cannot take any more development. The infrastructure is not in place, the only school is full to capacity, it is difficult to obtain a GP's appointment and the local dentists are not taking any more patients.

Best regards, Terry Barlow

Keith Winter

From: [REDACTED]
Sent: 14 April 2024 08:45
To: Keith Winter
Subject: Objection to development

To whom it concerns

I strongly object to the proposed development off Lyth Hill Road, Bayston Hill.

Margaret Shuker
[REDACTED]

Hoping this is not too late, presently out of UK.

Sent from AOL on Android

Keith Winter

From: Jean Barlow <[REDACTED]>
Sent: 14 April 2024 10:14
To: Keith Winter
Subject: Planning application

I strongly object to the proposed development of 114 houses at the top of Lyth Hill Road for various reasons including the environmental impact it would have, the strain it would put on the existing infrastructure already struggling to cope and the increase in traffic at congested and dangerous junction

Jean Barlow

Keith Winter

From: cliff bosley <[REDACTED]>
Sent: 14 April 2024 10:50
To: Keith Winter
Subject: Lyth Hill rd development

We Cliff and Sylvia Bosley 5 Grove Lane Bayston Hill SY3 0HJ strongley object to the proposed development off Lyth Hill Rd.

Cliff and Sylvia Bosley

Keith Winter

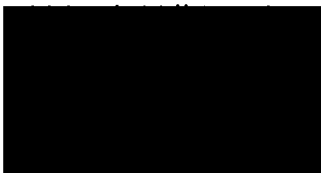
From: mike thomas [REDACTED]
Sent: 14 April 2024 12:22
To: Keith Winter
Subject: Building on Lyth Hill Road

To Keith, I am e-mailing you with my objection to the planning to build 114 houses on lyth hill road. Bayston Hill has more than reached its capacity for houses, these extra houses could mean another 200 vehicles in the village. this will lead to even more congestion leaving , and entering the village. This objection is on behalf of Michael Thomas, Deborah Thomas, Richard Thomas, Tracey Thomas, and Sandra Thomas, all residents in the village. Many thanks M.Thomas.

Keith Winter

From: Christine Greaves - [REDACTED]
Sent: 14 April 2024 15:35
To: Keith Winter
Subject: Group Objection - Planning permission Lyth Hill Road

Dear Keith,
Please include our names to the Group Objection.
Michael & Christine Greaves



Regards,
Chris Greaves

Keith Winter

From: [REDACTED]
Sent: 14 April 2024 18:22
To: Keith Winter
Subject: Proposed development off Lyth Hill road

Hello please take the following concerns into account:

Local school places are in short supply;
The local GP surgery is always very busy and must be close to full capacity;
The exit onto Lyth Hill Road is going to cause a significant increase in traffic towards the A49;
The reduction in nature land will add to create more surface water for existing residents and could lead to local flooding

I trust the above comments provide enough evidence to refuse the planning application

Julie Farebrother
[REDACTED]

Sent from the all new AOL app for iOS

Keith Winter

From: [REDACTED]
Sent: 14 April 2024 19:36
To: Keith Winter
Subject: Proposed planning permission

We would like to object to the planning proposal off Lyth Hill Road as the impact on the surrounding area due to the building and the extra traffic is simply not sustainable the problems we are already encountering due to the traffic in this area would increase dramatically, (most households have two cars)
Roy Williams
Jane Williams

Keith Winter

From: John Ward <[REDACTED]>
Sent: 14 April 2024 21:16
To: Keith Winter
Subject: Objection to proposed development on Lyth Hill Road

Dear Keith

I would like to register my objection to the proposed development off Lyth Hill Road.

Best wishes,

John

John Ward
[REDACTED]

Keith Winter

From: Jenny Mills [REDACTED]
Sent: 14 April 2024 21:18
To: Keith Winter
Subject: Fwd: Property development off Lyth Hill Road Bayston Hill

Sent from my iPhone

Begin forwarded message:

From: Jenny Mills <[REDACTED]>
Date: 14 April 2024 at 20:16:58 BST
To: [REDACTED]
Subject: Property development off Lyth Hill Road Bayston Hill

Dear Sir

I wish to oppose the above in the very strongest terms on all counts.

I have lived and owned property in This area of Bayston Hill namely Grove Lane and Betley Lane since 1979.

It saddens me very much to see the decline of this village in that time .

Getting into Bayston Hill from the A49 is a joke and out again is a real hazard.

Parking on Lyth Hill road mainly by residents who have drive ways and parking is problematic. Trying to pull in and out whilst watching for oncoming traffic ,cyclists and pedestrians . The problem was exacerbated by the nursery on Lyth Hill and additional housing.

Access to roads such as Cornwall drive ,Betley Lane Grove Lane are hazardous.

There are no pavements beyond Grove Lane !

There are many streams on Bayston Hill flooding is a problem..... without additional housing.

The houses will make a huge impact on our beautiful hill... a sanctuary for so many over the years.

Meole Brace has already changed the landscape with hundreds of new builds with no additional infrastructure including schools doctors surgery etc.

The flora and fauna will be drastically impacted.

If you care about the environment and the future and well being of people please give this proposal your urgent attention and say no to this massive blot on our beautiful landscape.

Yours faithfully

Jennifer mills

Sent from miPhone

Keith Winter

From: Stephanie Kane <[REDACTED]>
Sent: 14 April 2024 23:00
To: Keith Winter
Subject: Objection to Planning on Lyth Hill Road

Hello Keith

We have received the notice regarding the Planning Application for 114 houses at top of Lyth Hill Road. We should like to add our names to the Objecting List for the proposed development off Lyth Hill Road. Our names are as follows to add to the List.
My husband Max Kane & myself Stephanie Kane .

Yours Sincerely
Stephanie Kane

Sent from my iPad

Keith Winter

From: Keith Winter
Sent: 15 April 2024 08:05
To: Keith Winter
Subject: Planning Application 24/00765/FUL

We Keith James Winter and Alwyn Winter of [REDACTED] object to the above planning application

Keith Winter
Consultant



www.dykeyaxley.co.uk

[REDACTED]

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Keith Winter FCA
Consultant



Follow us:

Keith Winter

From: Ceri Littler [REDACTED]
Sent: 15 April 2024 17:07
To: Keith Winter
Subject: Proposed Development off Lyth Hill Road

Dear Keith,

We would like our name to be added to the list of Objections for the proposed development off Lyth Hill Road.

Ceri Littler
Jim Littler
Benjamin Littler
Harrison Littler

[REDACTED]

Many Thanks

Ceri

Keith Winter

From: Brian Yates <[REDACTED]>
Sent: 15 April 2024 20:14
To: Keith Winter
Subject: Proposed development off Lyth Hill Road, Bayston Hill

Dear Keith,

I understand that you are compiling a list of those objecting to this development.

Please can you add our names to the list: we wish to object in the strongest possible terms to the overdevelopment of Bayston Hill and to the environmental impact of this unwanted development.

We have also made objections via the Shropshire Council portal.

Many thanks.

Kind regards,

Sarah and Brian Yates,
[REDACTED]

Keith Winter

From: Nikki Howells [REDACTED]
Sent: 15 April 2024 23:16
To: Keith Winter
Subject: Objection to development off Lyth Hill Road

Dear Keith,

Could you please register 4 objections to the proposed development for:
Nikki Howells
Kevin Howells
Mollie Howells
Giorgia Howells

Address



Thank you for your assistance.

Nikki

Keith Winter

From: Robin Case <[REDACTED]>
Sent: 16 April 2024 07:33
To: Keith Winter
Subject: objection register

Dear Keith,

The lady below, who doesn't have email access, has authorised me to pass on the following words:

I, Jenny Crowther, of [REDACTED] object to the proposed development off Lyth Hill Road.

Thanks, Robin

FLOODING: The Hunttons, Beddoes Drive, Lyth Hill Road,

Six times since October, the runoff of surface water from the fields proposed for development has caused flooding in local properties because the current system of drains and culverts did not and can not cope.

Open culverts become full and fast flowing; where it is enclosed, the water is very close to the top of the pipe.

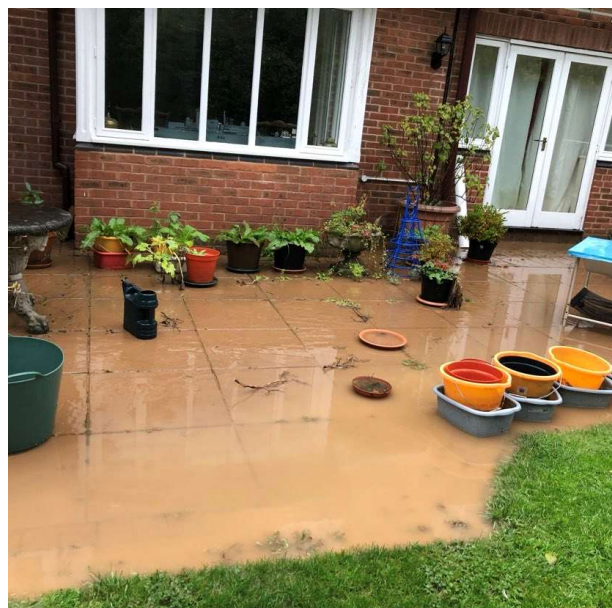
Introduction

There may be other instances of serious flooding, but it has been difficult to gather more information in the time available. So this evidence must be regarded as the tip of the iceberg.

So far as I can gather from the Redrow maps, the Hunttons/Beddoes area has not been dealt with, and there is one map which seems to have blanked it out. This must be regarded as a serious oversight. The Hunttons drainage culvert, which clearly drains a significant amount of surface water from this site, has been missed off all drainage plans both existing and future.

Example 1: No 1 The Hunttons

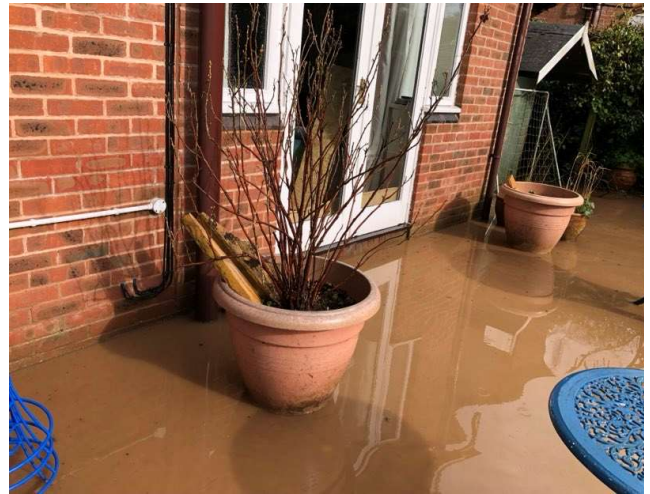
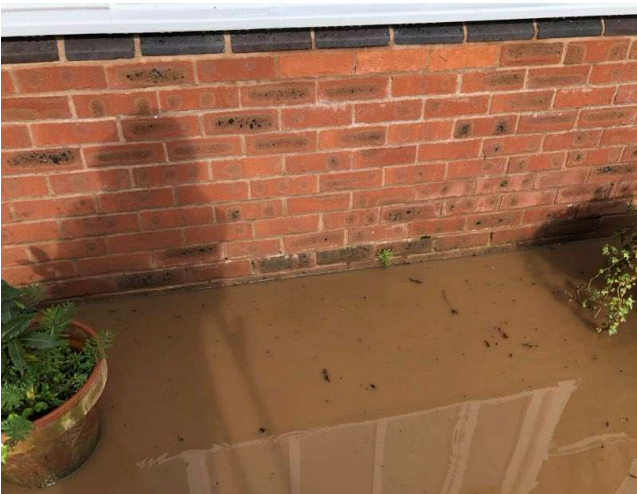
Flood water from the fields now owned by Redrow has flowed under my boundary fence, across the lawn and lapped at the rear wall of the house – within one brick of the damp-proof course. This has happened six times since October 2023. The first four photographs are evidence of this. The most recent occasion is in March 2024; three more photographs show the water lapping at my rear wall again, and 2 more show the flow running beside the house. I have other similar photographs dated, 2nd November, 28th December, 2nd January, 8th February. In other words, given the October and March dates, once a month for six months.





Photos 1-3 – 1 The Hunttons, October 2023

Photo 4- Hunttons drainage culvert during October '23- note difficult to visualise top of pipe due to high level of water.



Photos 5-7-, 1 The Hunttons, March 2023



Photos 8 & 9 Showing water flow in garden at 1 The Hunttons- March 2023

Example 2: No 3 The Hunttons

As with No 1, there have been six incidents since October. On each occasion the rear lawn was under 10cm of water.

The worst incident was on December 28th when brown water came up through the grout spaces of our kitchen tiles. There was a constant stream of water from our SE boundary fence, flowing in a

NW direction towards our kitchen. The back lawn and patio was flooded up to the rear and side wall of the kitchen. Despite our best efforts to prevent it, significant water got into our kitchen.



Photos 10 – 12: December 2023 at 3 The Hunttons

Example 3; Lyth Hill Road

I drove up Lyth Hill Road as the October rainstorm was abating. There was a considerable flow – virtually a stream – coursing down the East side of the road, and running down into the driveways of the houses on that side of the road, lapping at their front doors and front walls. Clearly the drains and culverts for which the Council is responsible could not and did not cope.



Photos 13-16 Showing Lyth Hill Road October 2023

Example 4: 69 Lyth Hill Road

Surface water flowed in from the Lyth Hill Road, and down the drive, lapping at the front door, and running down the side alley and into the rear garden. There is photographic evidence of this, but I am sorry that it has not arrived in my email; the owner, however, would be happy to share it with you.

Conclusion with respect to planning application.

I have no evidence that Redrow's plans will mitigate or prevent the run off; indeed a concrete and tarmac estate is only likely to increase it. It is clear that Council drains and culverts cannot cope with this run off.

It is therefore absolutely clear that the fields which Redrow propose to develop are absolutely not the right place for building, and that a responsible Council will deny permission.