

Dear Sir/Madam

It is incredibly frustrating to have to give my objections once again for another iteration of development for green space at Men A Vaur.

I object strongly to this planning application and concur with my neighbours who have already provided very reasonable reasons why this development should not go ahead.

On the applicant's previous application the Council confirmed there were no issues with the drains and sewerage system at Branksea. I would challenge this and can provide names of the Operations Team who visit regularly to deal with these issues if this would be helpful to you. Previous guests staying at Men A Vaur who were hosing down their kayaks every day during the summer months were politely reminded by a neighbour of water restrictions on the islands. Only for him to be told 'it wasn't their problem'. Can we expect the visitors of the proposed development to share the same dismissive outlook on our limited water resources?

Of most concern to me, the applicant has provided 2 photos of vehicles accessing the lane leading to Branksea Close - the bin lorry and post van. I would confirm it was incredibly rare for the bin lorry to reverse along this lane and since kerbside collections began, it no longer enters the lane. I have enclosed a photo taken this week on bin day for a realistic view of space along the lane. I have also never seen the post van reverse into this lane for official Royal Mail deliveries. The applicant was very fortunate therefore to be able to capture the photo on Fig.4. Furthermore, this photo does evidence my next point, that I am unable to safely access/exit my home when a vehicle is parked on the lane. It clearly shows the driver door of the vehicle over hangs my doorstep. As my flat is on the 1st floor this is my only safe escape route in the event of fire. (I have therefore written to Livewest Housing, so they are aware of the potential fire safety risk to me.)

Any vehicle parked along the length of the access path into Branksea causes problems for residents as there is not room to walk past most of the time and never if one has a bike, pushchair or is carrying shopping.

I also fail to see why the applicant is requesting access along this lane when Men A Vaur already has access points on either side of the building straight through to the proposed site. Why should the residents of Branksea House and Close have their access impeded when Men A Vaur land can be used instead? It is not right that in an attempt to satisfy the requirements for fire safety for the proposed development, they are effectively removed from neighbouring properties. Just because the applicant has proof that vehicles have parked on this lane in the past, it does not mean that they should.

Also, the proposed dwelling will offer accommodation for disabled holidaymakers. The lane into Branksea is not wheelchair user friendly being uneven and with patchy repairs and very narrow. I am also convinced both the access path and Branksea Close has potential to become a parking overflow area for golf buggies - probably necessary for visitors with limited mobility.

Furthermore, I am very concerned about the increased noise nuisance that another building in this area will cause. My bedroom window faces directly onto the garden of Men A Vaur and when visitors are in situ, enjoying late night barbecues and garden parties, I often have to wear ear plugs to sleep. Another holiday let will double the instances of this.

Last but not least nature will suffer in this area if this development goes ahead. Trees will be cut down, the beautiful, flowering border along the length of the lane will be damaged and no doubt we will lose the many bats and birds that enjoy this 'green corridor'.

I therefore ask you to reject this application once more.

Yours faithfully

Serena Balkwill  
2 Branksea House

Enc: photo of lane to East of Men A Vaur

