From: [redacted]
To: DevelopmentControl
Subject: 26/01928/PIP
Date: 06 November 2026 21:54:56

Dear Sirs

Proposal: Permission in Principle for the erection of four dwellings at Fenton Field Farm Bencroft Lane Warboys

We would like to express our displeasure in only today receiving your letter dated 23 October 2026 relating to the above. As the deadline for comments is also today, that didn't really give us much time to review the plans etc and be able to comment to you. Had we not received it today then we would not have been able to comment, as stated to Hayley in Customer Services when we called to see if we could possibly get an extension to this time, which was denied very politely as she was unable to contact anyone to discuss the matter.

We seem to have gone from four modest detached and six modest semi-detached, two-storey houses on application 22/01926/OUT on the East side of the site of 0.50 hectares to an application for eight large detached houses, some of which are over two storeys high with five bedrooms, on application 26/00483/REM on the same 0.5 hectare site and now have a further application 26/01928/PIP of four houses (of a similar plan to the eight aforementioned) on a site of 1,761 sq m (equivalent to 0.1761 hectares).

In summary, we see this as one site of 12 houses on a site of 0.6761 hectares and feel that the Highways Authority and other agencies should be seeing these applications as one.

Do development rules and regulations change if the site is over 0.5 hectares or at a certain number of dwellings being built?

We wish to object to the above planning in principle application on the following grounds:
1) Comments already on the application have the Highways Authority stating that there is no objection due to the modest scale of the development. Well, this isn't just for the four dwellings, it is for four EXTRA dwellings to the eight already given permission earlier in the year. Therefore, the effect on Suffolk Close is impacted by 12 dwellings, not four.
2) This application could cause even more overcrowding for the village. With an additional 12 dwellings, this is a potential of 60 people to add to doctors' surgery lists, post office queues, pharmacy dispensing capacity and similar, and also up to 35 children for the primary school.
3) On the Site Location Plan, three out of the four plots will be within direct sight into our kitchen-diner window. The plot layout will impede our privacy directly.
4) Cars using the turning area (adjacent Plot A) will cause noise pollution to us directly due to close proximity of vehicles.
5) Cars using the turning area will also cause light pollution directly into our kitchen-

diner window from headlights, reversing lights and brake lights.

6) We paid Bellway builders a premium price in 2020 for our property in a private road at the end of a cul-de-sac with countryside views to two sides. This application is likely to devalue our property as we would have housing on three sides. Our house will be devalued significantly due to this development for the following reasons:

a. Severe breach of privacy;
b. Being surrounded by buildings;
c. Noise pollution;
d. Vehicular exhaust fume pollution;
e. Light pollution;
f. Traffic congestion accessing our property.

7) The fields and grassed area to the front of our property are flooded for most of the winter, we are concerned that the loss of even more natural drainage by this further, new proposal will escalate the problem further.

8) The loss of established trees and hedgerow along the boundary of the site will also considerably decrease the levels of bird wildlife in the area.

9) There would be raised road safety issues with the sudden marked increase in the amount of traffic passing through our estate, which is already busy. If there are now going to be 12 new houses of 3, 4 and 5 bedrooms or more, that is a potential of at least 4 cars per dwelling = an extra 44 vehicles, as well as all the traffic from the three barns situated on this site and the industrial traffic (vans, trailers and industrial equipment) from the landscaping company situated on the Farm. That is a substantial increase of extra traffic to get through an already crowded estate. The entrance to Forge Way (leading to the estate) already gets congested with vehicles, often causing traffic to be waiting on the high street and vehicles "running the gauntlet" because of having only one lane to travel on due to vehicles parking all the way along Forge Way. There have already been many near misses along this stretch of road, so an increase of vehicles would notably increase the risk of collision and possible injury. There is also a blind bend with a cobbled road surface around the inside of the bend, which often has cars parked near it, so difficulties negotiating this bend are commonplace, particularly if you have a large vehicle or are towing.

10) Suffolk Close has lots of residents parking on the road already, which will make negotiating all forms of traffic difficult.

11) At least two vehicles park on what would become the entrance to the new development. These vehicles would then have to park on the road, thus causing even more congestion and difficult negotiating obstacles.

12) Children in and around Suffolk Close play in the street as the nearby park is not really suitable for older children (aged around 7-14 years) so, whilst they are vigilant, the increase in traffic will cause a safety hazard to them and may cause injury.

Yours faithfully

[redacted]

27 Fyson Way, Warboys, PE28 2JJ