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From: "

To:

Cc:

Sent: Thu, 15 Jan 2026 at 19:19

Subject: 25/1056 Bramley Catsash Rd NP18 2LZ

Further to our discussion with your Duty Planning Officer regarding Bramley Cottage. Please see below our objections and concerns regarding the proposal.

The drawing on your website indicates red lines encroaching the solid stone boundary wall and hedgerow into our property (Swnydwr) garden at the front South East corner Catsash Rd entrance to the site. Similarly into our rear garden. Title deeds and documents are available to confirm ownership and confirm that such boundaries have been maintained in exactly the same position since 1978 -2011 by previous owners and ourselves ever since without issue.

This would severely impact the 40+ years established boundaries, garden, hedge and small boundary wall, any part removal of established hedgerow will impact wildlife habitat (home of several birds, robin, blackbird, slowworms etc) and increase our exposure to noise, air, traffic and light pollution from vehicles on Catsash Rd and those turning into / exiting the private driveway. Any hedgerow removal and increased traffic on the driveway would allow car lights etc to shine directly into front and rear bedroom windows on entrance and exit. Having 4 toddler grandchildren and pets we are also concerned for their safety whilst playing in the garden should vehicles, construction traffic delivery lorries etc breach or damage the wooden boundary fence alongside the narrow driveway / Swnydwr boundary as there may be insufficient width for large vehicles to turn and many would need to reverse in to unload. The existing stone pillars at this entrance show considerable evidence of previous collision damage from such vehicles, perhaps a tapered boundary wall and railings as far as the stone bridge could be considered for safety, noise, air and light pollution reduction and privacy similar to that approved for properties at the entrance to Maplewood further down Catsash Rd and we could then introduce extra shrubs into our front garden for the wildlife habitat.

Bramley has been empty for many years, bulldozed a few years ago, the driveway is overgrown, rarely if ever used and mainly a pedestrian access to the property and

Oakwood behind. The driveway crosses an old unmaintained stone bridge over the stream / waterway and almost invisible from road / driveway. We have been advised by neighbours that the bridge was damaged many years ago by large vehicles and now maybe unsuitable for vehicles, heavy traffic, construction vehicles and feel that a survey maybe required to assess its stability and risk of collapse. Blockage of the existing waterway may cause flooding to neighbouring properties.

Should such driveway be fully opened up for access to Bramley vehicles then the residents of Oakwood who also lay claim to access rights along the driveway may invoke this right to also use for vehicular access. With the addition of a large multi generational family using it as access for their own multiple vehicles, visitors vehicles and their own numerous business and commercial vehicles which include very large delivery vans the overall traffic flow day and night would significantly increase to a much, much greater level than the four car spaces quoted in planning proposal, further increasing, noise, air pollution, light pollution and safety concerning possible damage and reducing amenity to neighbouring properties. Increased vehicles also adding further stress to narrow bridge structure.

The visibility splay onto Catsash Rd from Bramley drive is currently poor. (We assume this is why the red lines on the plan encroach across our boundary wall and onto our property). Catsash Rd is a narrow village lane increasingly used as a ratrun to avoid the Coldra, renowned locally for speeding despite 8 year campaign and subsequent installation of speedbumps and 20mph zone which remains largely ignored by motorists after several children, pets and adults were clipped by cars due to speeding, lack of suitable pavements and very poor street lighting particularly at night. (Only 1 street light lit north of Woodside for 8 properties during the evening) This also raises safety concerns regarding entrance/exiting the private lane.

Catsash road is also unsuitable for visitor parking as any such parking blocks highway and view of speeding vehicles, pedestrians in the road due to lack of suitable pavements and poor lighting increasing the risk of accidents and damage to life and neighbouring property , fences, walls etc with vehicles exiting the driveway.

We are pleased to see that the hedge to the northern boundary is to be retained as habitat for the wildlife as advised in the eco report. The existing electric and telecommunications cables run directly above this hedgerow line currently supplying Oakwood and branching off to Swnydwr and Brondeg. Several times over the past 15years the electricity board have had to employ specialist contractors to reduce/cut the height of the unmaintained hedgerow as it has encroached and interfered with

the foresaid overhead cables. Consideration may be needed as to the maintenance height of the hedge and the deprivation of light to neighbouring properties and gardens should it be allowed to grow out of control.

To the north of this hedge is a small circular area of land jutting in towards the Swnydwr rear garden and in very , very close proximity to the stream and rear of the bungalow. This area has rewilded and been maintained as natural habitat for 30+ years and is a haven for wildlife and is marked as being retained as such in the proposed application. However we have concerns that due to the bridge instability issue this area may be used for the construction vehicles turning circle, deliveries, storage parking etc during the build or at a later date destroying the existing habitat but also destabilising the embankment towards the waterway and the Swnydwr amenity.

Drainage -it is well known in Langstone that the water and sewerage system is poor and requires updating the increased stress of a 5bed property on the system needs consideration.

The property footprint and driveway drainage- Catsash Rd suffers regularly from water run off from adjacent fields and Geryparc woodland to North west. We are concerned about the effect on the land drainage from the new larger building footprint and driveway and any increased water run off down drive towards Catsash Rd and the lower lying neighbouring properties.

The stream flowing along the eastern boundary of the plan rises substantially in heavy rainfall, planting and vegetation placement needs to be considered so blockages can be prevented and cleared to reduce flood risk.

We were advised by previous neighbours that the steep bank towards the stream on the eastern boundary had minor slippage towards the stream after the bungalow was bulldozed several years ago raising concerns how the construction footprint, works and heavy construction traffic may affect the stability of the land near the stream and if further reinforcement to the bank is required to prevent slippage towards the waterway.

Swnydwr, Catsash Rd, Langstone NP18 2LZ

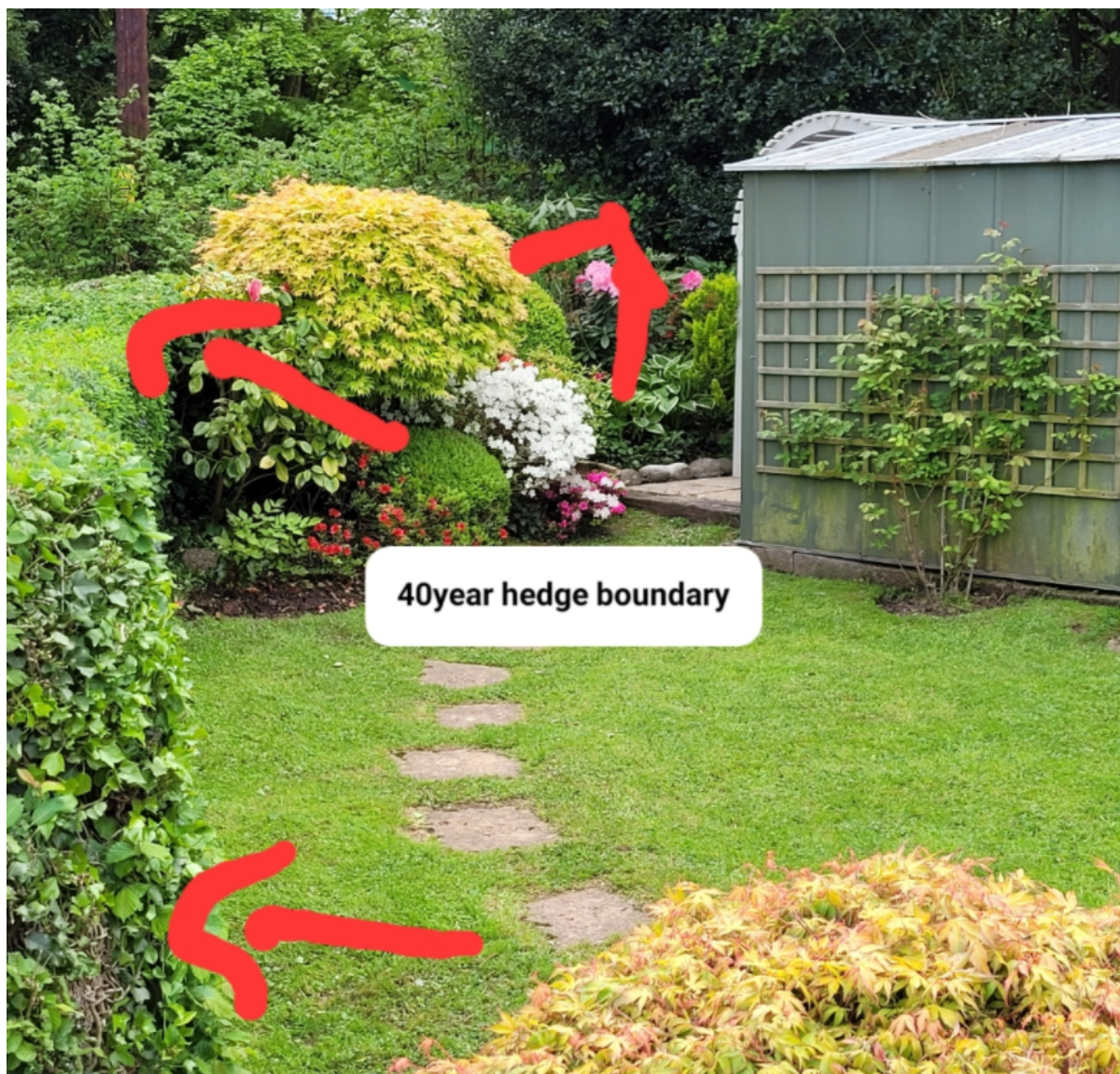




previous large vehicle access damage



40year + boundary wall



40year hedge boundary



proposed destruction line of hedgerow, stone boundary wall and existing established garden



existing 40+year stone boundary wall and hedgerow



existing garden is a haven for wildlife,



00:15 / 00:35



