

Senior Planning Officer

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**From:** [REDACTED]  
**Sent:** 20 October 2025 16:08  
**To:** Scott Jackson <Scott.Jackson@northlincs.gov.uk>  
**Subject:** Ref : PA 2025/680

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I am pleased that the buffer zone is back to the original size.

It is now imperative to get this buffer zone right. These houses are large with large areas of glass and have terraces/ balconies at first floor level and balconies at roofline on plot 2.

This LC11 land had no lighting on it. Olcote House had no lights on her paddocks, no lights on the disused railway line and certainly no lights on Coverdale land.

It was dark at night and quiet perfect for wildlife.

There is going to be considerable light and noise pollution from these large houses. The buffer zone will hopefully reduce some of this if planted well and hopefully my trees and hedges will be protected.

This area of land was certainly large enough for my trees and hedging not to have been compromised but the houses are now built and I ask for my trees and hedging to now be protected by this buffer zone from any cutting back. As this will obviously make them unstable.

Please note: Once the soil is replaced and I am confident that my trees are still thriving my arbitor will reduce the crown on some of my trees.

As regards the retrospective planning. The proposed front of Plot 2 is still not on the planning application so cannot comment.

The only discrepancy worth noting is on plot 2 where at roof level there are 2 balconies. This does not match up with the retrospective plans on PA/2025/680 on your website. So developer shows no regard for planning

consent or any respect for neighbours. I expect this to be refused due to lack of privacy. It was originally passed with no intrusion so what warrants a retrospective change.

These houses are already overbearing with terraces and balconies at first floor levels but roofline balconies are really invasive meaning that more than 2/3ds of my garden is now overlooked.

The size of these houses and the positioning of these houses on this site needs to be seen to appreciate how much of this LC11 land has been covered in bricks and mortar. I feel a site visit is a must between all parties.

[REDACTED]