

York

Personal Details:

Name: [REDACTED]
Email: [REDACTED]
Postcode: [REDACTED]
Organisation Name: (Member of the public)

Comment text:

Related subject: Upper Poppleton

To whom it may concern,

I am writing to formally object to the proposed boundary change that would result in Langley Gate being removed from Upper Poppleton and incorporated into Acomb.

I recently purchased a property at Langley Gate and relocated from Kent after carefully researching a number of areas around York. One of the key factors influencing my decision was the development's location within Upper Poppleton and its close association with the village community, amenities and identity. This formed an important part of my decision to invest in the area and establish my long-term home there.

The Upper Poppleton location formed a material consideration in my decision to purchase the property, and I am concerned that altering the boundary after homes have been marketed and sold on that basis may have unintended consequences for current and future homeowners. I would be interested to know whether the impact on existing residents, future purchasers and property marketability has been formally assessed as part of this proposal.

I am particularly concerned that, to the best of my knowledge, no formal public consultation has been undertaken with the residents of Langley Gate regarding this proposal. Given the significance of the proposed boundary change and its potential impact on homeowners and the wider community, I would have expected a transparent and publicly advertised consultation process to take place before any recommendation was

made.

As a directly affected resident, I have not been invited to participate in any formal consultation, nor am I aware of one having been undertaken with other residents of the development. I would therefore welcome clarification as to what consultation has taken place, how affected residents were informed, and under what authority this proposal is being progressed without what appears to be a formal public consultation process.

Should no such consultation have been undertaken, I would respectfully question whether the proposal has been developed in accordance with the principles of transparency, public engagement and good governance that residents are entitled to expect from local decision-making processes.

I am also concerned about the potential impact on future property sales and purchaser expectations. Properties within Langley Gate have been marketed and sold as being part of Upper Poppleton, and this location has undoubtedly influenced purchasing decisions for many residents. Buyers are entitled to rely upon the information presented during the purchasing process, and any subsequent change to the area's recognised boundary may affect perceptions of the development and its long-term desirability.

I also note that the Langley Gate development has been marketed and sold by Miller Homes as being located in Upper Poppleton. This was certainly a factor in my own decision-making process and, I suspect, that of many other purchasers. I would therefore welcome clarification as to whether developers, current homeowners and prospective purchasers have been consulted regarding the potential implications of this boundary change. Any proposal that alters the recognised location of a recently established development should take into account the expectations created during the marketing and purchasing process.

In addition, the development has established links with the wider Poppleton community. Residents use local facilities, services, community groups, sports clubs and village amenities associated with Upper Poppleton, and many chose to live here specifically because of those connections. Any alteration to the boundary risks weakening these established community ties and creating an unnecessary disconnect between residents and the community with which they identify.

I would also ask whether consideration has been given to the potential impact on local school catchments and future families considering moving to the area. School access and association with local communities are important factors for many homebuyers and should form part of any assessment of the proposal's wider consequences.

Furthermore, I would welcome clarification on how this proposal may affect local representation and community engagement. Residents who have chosen to become part of the Poppleton community should not lose their sense of connection or representation as a consequence of a boundary review.

Finally, I would ask whether consideration has been given to future housing growth and planned developments within the area, including those that may influence population figures and community boundaries in the years ahead. It is important that any review takes account of long-term strategic planning and the area's future development, rather than focusing solely on current population statistics.

Given the apparent absence of a formal public consultation and the significant impact this proposal could have on residents, I respectfully request that no decision is made until affected homeowners have been properly consulted and given a meaningful opportunity to provide their views.

For these reasons, I respectfully request that the proposal be reconsidered and that residents of Langley Gate are given a meaningful opportunity to contribute to the decision-making process before any changes are implemented.

Thank you for considering my comments.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Attached Documents:

None attached