

Planning Application BN/51/20/PL

Comments for consideration of rejection

1 Public Open Spaces.

The proposed development provides no additional open amenity space, so would be some 107 sq m short of the ADC 2000 SPD requirement. Failure to bring the extended Chantry Mead up to either the 2000 or 2020 standards would be contrary to all guidelines.

2 Road Safety

There are at present no houses directly opposite each other in Chantry Mead by design to provide pedestrian safe access. By adding the two in this application the nature of the single roadway is changed and a 'bottle neck' effect created at a critical point in the Estate. The proposed cul de sac entrance is a blind corner opposite the parking areas for Chantry Mead properties 4, 5 and 6. Pedestrians exiting the cul de sac including the disabled and families with small children & pushchairs, will not be seen or see oncoming vehicles in Chantry Mead and have no space to step off the shared road when confronted by vehicles coming down Chantry Mead road or turning into the cul de sac.

3 Surface Water Management.

The whole locality is a high-risk zone for surface water flooding.

51/20/PL gives no indication of the design of the roadways serving the new houses. The Chantry Mead roadway is porous block paving, draining surface water through to an attenuation tank and Barnham Rife. It is vital that the new roadways have a separate design and surface water management system.

51/20/PL proposes infiltration management for surface water. The original proposal for the Chantry Mead development included soakaway/infiltration surface water management; rejected by the Environment Agency on the grounds that the locality could not provide the required 1m of unsaturated ground beneath infiltration units during wet winters.

51/20/PL contains no groundwater monitoring test results.

The file contains 2 documents labelled "Drainage Documentation" and "Foul and Surface Water Drainage Statement". They are the same document which also states that ground water monitoring results are attached to the report. There is no report attached.

Environment Agency Flood Maps show the gardens to the rear of Nos 20 & 21 Downview Road; 45m from the proposed development, to be especially prone to surface water flooding. The water course to the west of Chantry Mead, is also liable to flood.

4 Effect on Character and Appearance of the Local Area

The character of the area – Downview Road is established by a continuous run of seventeen homes, on the western side that have at least 45m between them and the next nearest building to the west. The proposal will break this pattern.

- The 8m tall new homes would sit behind 3 bungalows, adversely affecting the Downview Road street scene.
- The 8m roof of the proposed house No 3 will be clearly visible from Downview Road, over the roof of the bungalow at No 17 Downview Road.
- Placing one of the new dwellings only 11m from the rear of the bungalow at No 17 Downview Road breaches guidelines for side-to-rear dwelling separation.
- The 8m-high roof of new house No 3 will be only 8m from the garden at No 17 Downview Road, creating an over-bearing visible obstruction of 45 vertical degrees.

The Developments of

- 12 Downview Rd (Chantry Mead) APP/3810/A/07/2059083 and
- Greenoaks (Murrell Gardens) APP/3810/A11/2152609

Were approved with a strong concern about the appearance and character of the existing locality:

-that there was sufficient separation between dwellings and property adjoining the site to avoid loss of privacy and

A landscape scheme is necessary to help assimilate the proposal into its surroundings and soften the impact on surrounding properties. Solved by the curved form of the access road and landscaped areas, limiting views of the proposal from Downview Rd. In Murrell Gardens distancing from the houses in Downview Road could be achieved without harm to the character and appearance of the surrounding residential area.

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