

BN/51/20/PL Planning Objections

Flooding Potential

The whole locality is a high-risk flood zone for surface water flooding. The planning file gives no indication that the surface water management system for the new proposal is satisfactory; meets the exacting standards applied to, and is compliant with the conditions applied to the existing systems within the Chantry Mead and Murrell Gardens developments.

Changing the Character of the Area

The proposal places the houses far too close to the back gardens of the existing houses on Downview Road and would be visible from Downview Road and would adversely affect the street scene and character of the area. This was the main reason for the rejection of application EG/108/17/OUT, 10 Downview Road.

Open Space Amenities

The 4 new houses proposed within the Chantry Mead development offer no additional amenity open space. The original 11 houses were required by the council to have almost 600 sq m of amenity open space. The two new access points and gardens fronts of the proposal, effectively remove amenity open space and leave no pedestrian step off area for that section of Chantry Mead's shared road.

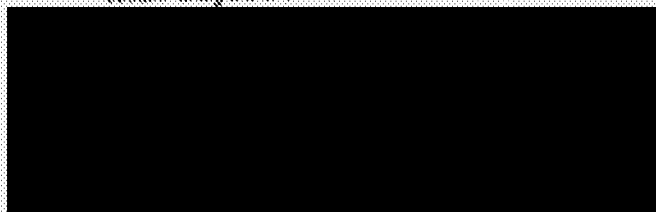
Road Safety & Visibility

The proposed front garden hedges will be the only front hedges in the combined development comprising Chantry Mead and Murrell Gardens and removes a pedestrian step off area for that section of Chantry Mead's shared and unlit road. The hedges would be completely out of place and create a threat to traffic visibility and pedestrian safety, as they mature

Construction Management Plan

If the proposal should be approved, the construction management plan must provide written and actual protection for the integrity and cleanliness of the existing roadways, gardens and other green areas as well as for the health and safety of existing residents and visitors of all ages and abilities at all hours of the day and night. Details should be submitted and approved in writing by the Local Planning Authority.

Ruth M Woodward Owner of 9 Chantry Mead in discussion with other residents with objections.



14/7/2020