

Liz Everest

From: [REDACTED]
Sent: 21 April 2025 21:35
To: Rachel Richardson
Cc: planninginfo
Subject: Re: DM/25/0214
Attachments: 1000022938.jpg; 1000022939.jpg

Hi Rachel,

I wish to make an objection to the above planning application on the following grounds:

- 1) Poor access/ roadways
- 2) Loss of biodiversity in the area – very poor quality BNG report, which doesn't make sense.
- 3) Poor quality of application.
- 4) Cramped site

Background:

The applicant is aware of the unfortunate history of how she came to own the property, and the new owner has not even had a chance to take the sold sign down from buying the site before making an application for new housing. Given the sad history, the applicant has not made any effort insofar as I am aware to consult with neighbours, and frankly has caused a bit of upset is a little distasteful and disrespectful of the former owner's legacy in my view.

In the past 12 years, the council has allowed the redevelopment of the former Duck Public house, to Swan Court with 6 flats above, the local church has become a mosque with greater number of residents outside of the immediate area parking at certain times of the day which causes issues. On top of this Sainsburys and Pets corner have inadequate parking relative to their customer base/ size and are unable to take large truck deliveries without issues of trucks driving on the pavement.

The applicant has already developed the corner shop which was previously one unit - into two dwellings, and a lettings shop, which itself has contractors turning up for keys, agents going out for viewings, and has also allowed the redevelopment of 47a Wivelsfield Road, without any new parking provision. There have been a number of accidents immediately outside our properties including two this year within 20m of the property, and I am concerned this will play itself out again with injuries or worse.

The plot size and inadequate accessway provides a cramped form of development shoehorned into the site of 169m² with several aspects non-compliant with Building Regulations, and this does not comply with DP 26) as is not a high quality form of development.

- 1) Safe Access: The plans show a driveway which is straight. This is not the case there is a kink in the driveway.

None of the plans would appear to show how the fence cuts in, nor the drain pipes or guttering / drainage which leave a very small gap to access through. None of the plans show the actual dimensions of the driveway which is 2.1m at its narrowest, which is far too narrow for a driveway with regular access and the council should be concerned to note that none of the plans actually show dimensions.

For example a standard Range Rover is 2.15m wide, would simply not fit, and most cars would need their wing mirrors removed before fitting up the driveway, and the carpark to the rear of 43 Wivelsfield Road, is an impossibility.

Photo 1: Photo of how the fence cuts in.

Photo 2: Photo of the rear of the house showing incline where the carpark is and downpipe.

In red below you will note where the second carparking space for 43 Wivelsfield Road is proposed. This area is at a substantial incline of 1.8m height increase over 6.5m, and will involve a considerable amount of soil removal, retained wall to support the neighbours garden at 45 alongside soil . The plans indicate the vehicles will presumably reverse through a completely inadequate, with inadequate turning for any motor vehicle according to plans.

The plans do not indicate how they will deal with camber of the driveway rising up the drive but allowing the carpark to the rear reversing down a driveway of 2.1m a near impossibility without car or building damage. You will see from the photos the driveway is at quite a steep slope and this needs to be thought through much more considered way as is completely inappropriate.

The design and access plan proposes a one way system and refers to parking for the applicants other properties at 41 Wivelsfield Road, with no parking for the new dwelling. I suspect that is a misprint, as the applicant owns a number of properties and may have confused herself?

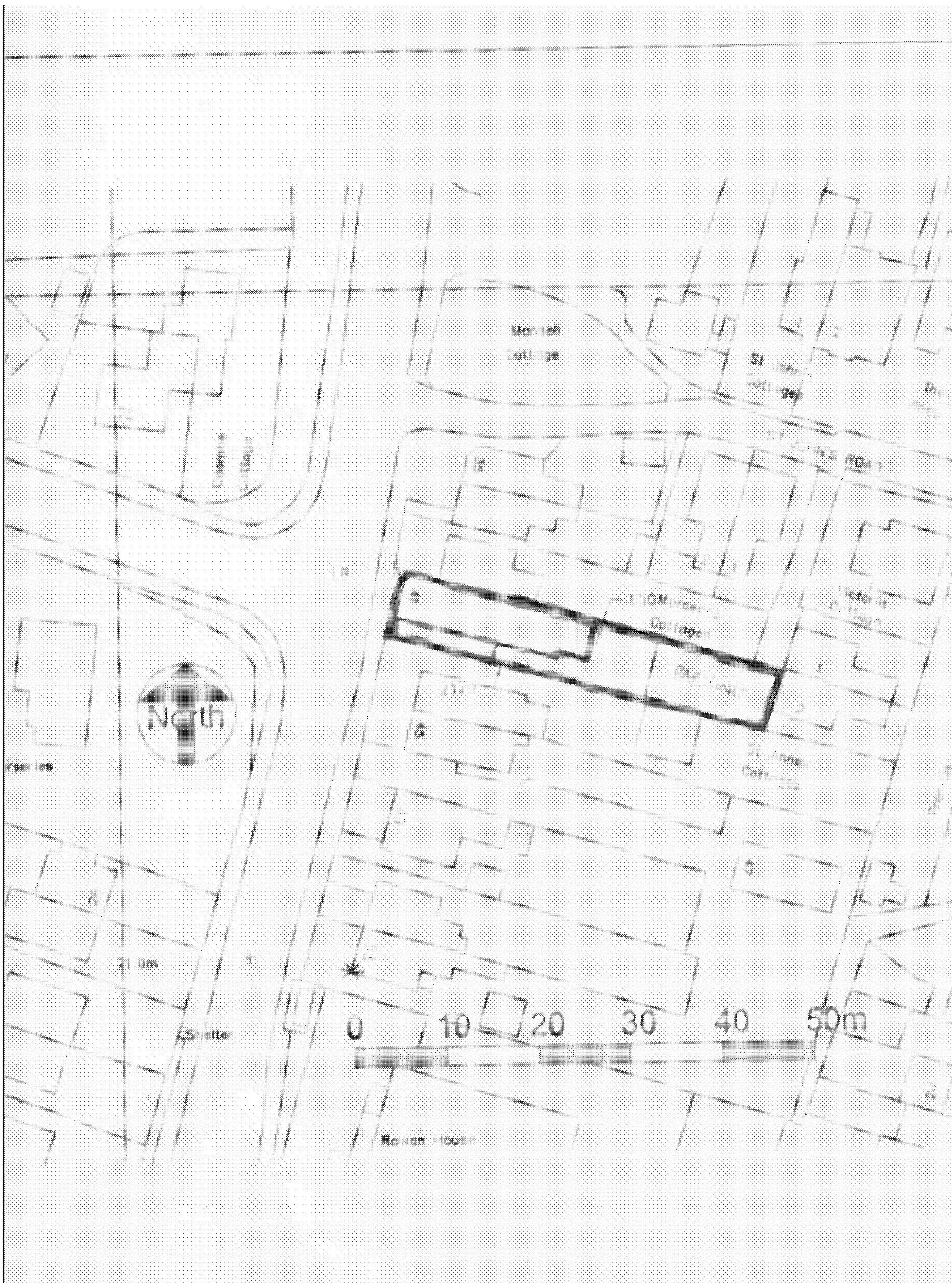
Carparking in the area is already allocated in DM/16/2153. -

It should be noted that the occupants of 41 Wivelsfield Road (that the applicant rents out as two dwellings) do not appear to use the rear garages off St John's Road, and park on the road. The applicant should be asked to confirm whether she has retained the garages off St John's Road, for her own use despite the planning requirement for parking with these dwellings, as she would appear to be in breach of planning application. It would appear the applicant is in breach of planning, and is using land attributed to her former application to the new house. [REDACTED]

[REDACTED]

If the applicant is not allocating the garages to the current tenants I would like to complain as this is a breach of the abovementioned planning consent. See below extract of how the carparks are to be already allocated to the occupants of the flats above the lettings shop.

Carparking already allocated to the flats – see attached plan to DM/16/2153:



I suspect the residents of St John's Cottages will be surprised that a one way system is being proposed, and does that applicant plan to provide an easement for the residents to use?

Whether there is an easement or not to other residents of St Anne's Cottage, In practice the revised design will encourage pedestrians to use this alleyway as a cut through into St John's Road, and this will add danger to a site where none exists and will be contrary to DP 19.

There is not adequate space for vehicles let alone pedestrians and my concern is that pedestrians using the driveway will be sandwiched against the building, as there is no space for a safe footpath up this driveway.



2) Poor quality BNG report/ loss of BNG.

The owner is not a self-builder but is developing this property for profit/ renting out so the BNG should apply. The rear garden contains fruit trees apples trees, is near to trees with TPOs, and rear garden, all planted by the former owner who was a proud gardener who welcomed hedgehogs and bats to her rear garden.

The report is particularly poor, incorrectly referencing s106 legislation and allowances to 30 years??, and claims that the new dwelling increases BNG despite tarmacking or building a dwelling over areas, which contained fruit trees, a flower bed with bee friendly wild meadow planning with sunflowers (none of this is mentioned in the report), and Suds for which green space naturally absorbed surface water, turning these areas into areas which no longer soak up rain, but port it into the local storm water system, creating additional pressure on existing overloaded drains. The flowers attracted insect which in turn attracted mammals such as Hedgehogs, and Bats.

There is a loss of valuable green space in the area, which bats use as a feeding corridor, and no consideration as to trees, or what the redevelopment might do. As a resident of over 12 years I have seen Common Pippistrelle bats and according to the former owner Soprano Pippistrelle bats at dusk. There is no allowance or space given to wildlife that live in this garden. Occasionally non-poisonous grass snakes and slow worms were also found amongst the sunflowers, and metal stored to the rear of the former owner's garden. There is no mention of this, and the disruptive building site will most likely have a caustic effect on local wildlife.

The Design and Planning Statement details that:

“A biodiversity gain plan will detail specific ecological enhancement measures, including planting native species, installing bird and bat boxes, and creating habitats that support local wildlife (in line with Policy ENV3—Safeguarding Biodiversity and Natural Habitats).”

The BNG report does not provide any of this detail, nor does it look at wildlife, trees in the area, or assesses how the proposed dwelling will impact that. In practice the site will be heavily shaded, and be a gloomy dwelling very close to the boundary and unable to support the current flora and fauna diversity to the rear yard. The references do not make sense and are inadequate?

3) Poor quality of application:

Overall the application is poorly prepared. Whilst there are merits with the design and additional housing the poor quality of the applications means that it cannot be considered as high quality housing shoe-horned into a cramped 169m² with very high building density in close proximity to trees with TPOs.

The small plot size is insufficient for a quality family home, and therefore must be refused in line with DP 26, as is not a high quality dwelling. The BNG report is particularly poor with inaccurate references to s106 requirements over 30 years, which frankly is a planning nonsense, and no reference or effort to review what wildlife exists in the property/ garage at the moment nor trees in accordance with BS

There is no mention of very obvious earth works required, retained walls and how the parking situation is to work in practice, all too often consultants/ and those making comments on representations appear to rely on desktop studies without visiting site property.

Heavily Shaded/ Dark Development – *“The useable area of the proposed rear garden would be restricted and dominated by the tall, protected trees on the southern boundary including 47 Wivelsfield Road, St Anne’s Cottages to the north, and tall hedges to the east. The garden would be shaded by the trees, and would not support the BNG that the current garden provides.”*

Trees – there is no tree impact report on how the property would affect fruit trees and other trees in the vicinity and therefore does not comply with Ecology and Tree protection considerations. In accordance with BS 5387: 2012.

Visibility Splays: The visibility splays for the one way driveway are inadequate and will pose a hazard for pedestrians.

Drainage: The supporting statement provides that a site investigation is required to confirm the infiltration capacity of the ground in line with BRE 365 guidelines to confirm the infiltration rate and the groundwater level. No such survey is provided, therefore the application cannot be adjudged properly as to whether the proposed Suds scheme can work.

- 4) Cramped site: The site of 169m² is too small for a 3 bedroom family house, with poor parking amenity. The property is in an area with high hedges, and built up housing adjacent and will result in a very gloomy, dark house which is not a high quality development. This is contrary to DP 26.

Overall, I would invite the council to reject the application on the basis of the above aspects.

Kind regards,

