

Cllr Mary Mears

BH2018/01336 - Land At Rear Of 1-45 Wanderdown Road

25 July 2018

As a ward councillor for Rottingdean Coastal, I have objected to building on this site in the past, In 2016 the planning Inspector refused a planning application on appeal.

I wish to object to above planning application on the following reasons:

Although with reduced housing numbers in this application I still believe this proposal will have a detrimental impact on the surrounding area, The inspector in the Appeal Decision 2016 made it clear in her summing up, giving visibility from the National Park as a reason for refusal.

In my opinion this planning application is an over development of the site, which is located on the edge of Ovingdean village and part of the Longhill Ridge, it is within the setting of the South Downs National, as stated by the inspector in the Appeal Decision 2016. She clearly makes reference about developing this site and the impact on Ecology and biodiversity, the site is part of a gateway corridor for wildlife. There is also a Tree Preservation Order on site; concerns were raised in the past that even with the order the site was being cleared of trees and vegetation.

My understanding In the City plan part 1 this site (41), although an Urban Fringe site has now been removed from the SHLAA, so does not qualify under (a) of policy SA4 "a site has been allocated for development in a development plan" leaving (b) "a countryside location" can be justified;. I do not believe this planning application addresses this for many reasons including the entrance to this development from Ovingdean Road in my view would be very dangerous, This is a steep road with poor visibility adding another blind access on the bend increases the risk to pedestrians, cyclist and horse riders, who use the road often on a daily basis with many car users in excess of the speed limit.

The planning inspector also observed the alterations to the access would result in significant change to the street scene and it would have a more suburban appearance in contrast to the rural quality of this particular part of Ovingdean Road.

Should the decision be taken to grant this planning application under delegated powers. I wish this planning application to go to the planning committee for decision and reserve my right to speak.

17 January 2019:

As a ward councillor for Rottingdean Coastal I wish to object to the above planning application for the following reasons:

The planning Inspector turn down an appeal on this site in January 2017. The decision included a refusal for the access drive, The inspector stated the alterations to the access would result in significant changes in the street scene and would have a more suburban appearance in contrast to the rural quality of this particular part of Ovingdean.

This part of Ovingdean road is on a steep bend, and in my view even with the reduced number of properties, the concerns raised by the inspector and local residents has not been addresses in the planning application.

There are also concerns with regards to the adverse effect on the landscape character also commented on by the inspector.

In my opinion the new houses and infrastructure could increase water runoff and potential for flooding to properties in the Vale.

Should the decision be taken to approve the planning application under delegated powers, I wish this planning application to go to the planning committee for decision and reserve my right to speak.