

From: Neil McEwan [REDACTED]
Sent: 03 May 2022 21:59
To: comaps
Cc: Cindy Blythe
Subject: TA/2021/1500 Orchids Cottage
Attachments: Photos 1.zip

To the Planning Department,

Please find the submission of our comments regarding the proposed development of the site known as Orchids Cottage and the application seeking planning permission to replace a former gardeners cottage and outbuildings with a dwelling (TA/2021/1500).

We have read through the comments from other parties with interest, so will not add to these, apart from a couple of further comments at the end of this document titled 'Other'. We note that our Property ("The Poplars") is next to the proposed dwelling, so would like to understand how comments on the proposed development are being answered/considered in any approval determination.

Our concerns here relate to the plans to utilise access to the proposed dwelling via part of Dukes Hill, which is currently an unmade single lane track used as footpath access to the North Downs walk by walkers. These concerns relate to access to the dwelling during its proposed construction and also while in use as a dwelling (if approved).

We have specified these concerns in further detail below.

Access:

- How would vehicles get access via Dukes Hill? Has this been considered in the planning application?
- There is no existing vehicle access as such from the entrance to The Poplars (our property) up to the 5 bar gate apart from a steep muddy unmade single walkway.
- Cars currently would have significant difficulty accessing the Property via this route, so large vehicles which will be required for the building of this significant development would not be able to access the property here.
- There is a tight 90 degree corner at the entrance to our gates running up to the 5 bar gate, which larger vehicles would not be able to access.
- We note that the Council's Waste disposal team currently are not able to get up to entrance to our house, let alone turn up the pathway to the proposed entrance demonstrating the difficulty in access.
- If there were restricted access to The Poplars during proposed development works we would be severely impacted as this is our only means of entering and accessing our property.
- Development of the path would be needed for it to be accessible for any vehicle access. The unmade track runs alongside our unfenced garden so any development access during the proposed building and on-going would have a significant detrimental impact on us. Have any considerations being given to this such as fencing etc?
- Any access to Orchids Cottage via Dukes Hill is via a private unadopted road with no established owner.
- We note that Covertside is accessed via a large publicly maintained tarmacked road from Lunhurst Road which could provide access to the development site for large vehicles during the development? Has this not been considered in the planning application?

- Currently the 5 bar gate providing access to Orchids Cottage is situated at a footpath entrance to the North Downs walk accessed by families, dogs etc and therefore would be a safety concern if cars were passing.
- An internet cable to our property is overhead and running along Dukes Hill then across into our house just in front of the gate. It is at a height that large vehicles would not be able to pass underneath and might impact our access to internet capability needed as we both work from home regularly.
- Have enclosed some photos of the path below also, so you can see what the proposed access looks like.

Wildlife:

- We regularly see wildlife coming into our garden from the Dukes Hill side, including a family of roe deer. Has consideration been given to the impact of access to the proposed development could have on wildlife in through this entrance, particularly with large vehicles accessing the Property via this route. Have enclosed photos of the deer below which have been in our garden.

Other

- If the proposed construction of the dwelling were to go ahead, what are the restrictions on building work? Are there times and days where no work is allowed? Our house is right next to the proposed development.

Regards,

Neil and Leanna McEwan
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