

Planning Comment submission on application 2024/1378 at 23/02/2025 22:20:57

Thank you for your comments on application 2024/1378, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Buddy Paris
Telephone No	
E-Mail Address	
Address	8 Anzio Gardens, Caterham, CR3 5GE
Planning App No	2024/1378
Comment Reason	Object to this application
Comment	

Dear Madam/Sir

I strongly object to the proposed Rental Affordable Housing Development at the Sea Cadets site, Caterham on the Hill. My concerns are outlined below:

- 1. Excessive density and overdevelopment**
The scale and density of the proposed development are excessive for the area. The introduction of multiple three-level buildings in close proximity to existing homes is inappropriate and does not align with the character of the neighbourhood. This overdevelopment will negatively impact both current and future residents.
- 2. Privacy Concerns**
One of the three-level buildings is proposed to run the entire length of my garden, practically against my fence. This extreme proximity means my home and garden will be directly overlooked, significantly impacting our privacy. The loss of personal space will greatly diminish my family's quality of life.
- 3. Shadowing and loss of natural Light**
Due to the height and close placement of the buildings, my home and garden will be subjected to significant shadowing, blocking natural light and affecting our living conditions. This will reduce the usability of our outdoor space and negatively impact our overall enjoyment of our property.
- 4. Parking and traffic Issues**
The number of parking spaces allocated in the development is insufficient to meet the needs of the proposed residents. This will inevitably lead to overspill onto nearby streets, causing congestion and parking shortages for existing residents. The increase in traffic, particularly during peak hours, will exacerbate existing road safety concerns.
- 5. Environmental and aesthetic impact**
The development will drastically alter the natural landscape, reducing green space and harming the environment. The biodiversity claims put forward by the Council are vague, merely referencing a "mix of new trees and other native planting" without any concrete plans or guarantees for meaningful ecological enhancement. Additionally, contamination on the site has not been adequately addressed, posing potential risks to both residents and the surrounding environment.
- 6. Flood risk and drainage issues**
The area already suffers from drainage problems, and additional construction will exacerbate the situation. Furthermore, the Council's own flood report has raised concerns regarding flood risk in this area. Without a clear and well-planned drainage strategy, there is a high risk of localised flooding that could negatively impact both new and existing residents.
- 7. Noise and disruption**
The construction process will generate significant noise, dust, and disruption, impacting the well-being of residents. Post-construction, the density of the development will lead to ongoing disturbances from increased activity and traffic, disrupting the quiet residential character of our community.
- 8. Lack of infrastructure and strain on local amenities**
The existing local infrastructure is already under significant pressure, with schools, healthcare facilities (it takes up to 4 weeks to book and appointment at our GP practice), and public transport struggling to accommodate the current population. This development will introduce a large number of new residents without any clear plans for expanding these essential services, reducing the quality and availability for everyone.
- 9. Deficiencies in public consultation**
The public consultation process for this development has been inadequate, failing to provide sufficient opportunities for residents to voice their concerns and receive meaningful responses. Only a small percentage of residents (and mostly the directly impacted) have received information about the application. A development of this scale should involve a more transparent and inclusive consultation process to ensure the concerns of the community are fully addressed.
- 10. Increase in anti-social behaviour and safety concerns**
The Council's claims regarding the management of anti-social behaviour are unconvincing and inadequate. The proposed approach, which includes periodic visits from commencement of tenancy through the first nine months, lacks a long-term strategy and does not offer sufficient reassurances to existing residents. High-density housing developments often bring an increase in anti-social behaviour, and without clear, ongoing preventative measures, the safety and well-being of residents will be at risk.
- 11. Air quality and pollution**
The increased traffic and construction activities will contribute to air pollution, negatively affecting the health and well-being of residents. The environmental impact assessment has not adequately addressed these concerns, leaving the community vulnerable to increased levels of noise and air pollution.
- 12. Negative impact on property values**
The cumulative effects of loss of privacy, increased noise, parking issues, environmental degradation, and inadequate anti-social behaviour management will likely result in a decrease in property values for existing homeowners. This financial impact is a significant concern for us and our neighbours who have invested in the area.

For these reasons, I strongly oppose this development and urge the Council to reconsider its plans, taking into account the long-term impact on current residents and the local environment.

Sincerely,
Buddy Paris
8 Anzio Gardens

UPRN	10000135434
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