

Planning Comment submission on application 2024/1393 at 08/03/2025 16:52:51

Thank you for your comments on application 2024/1393, which have been received.

Please note that we do not send a separate acknowledgement.

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Address	20A The Green, Warlingham, CR6 9NA
Planning App No	2024/1393
Comment Reason	Object to this application
Comment	

1. Overview of the Proposed Development

Chartwell has submitted an outline planning application for the construction of 45 dwellings, including 18 affordable homes (a mix of 2-3 bed houses and two blocks of flats).

Key Concerns:

Inappropriate Development in the Green Belt: This site is designated as Green Belt and an 'Area of Great Landscape Value,' providing an essential buffer for local biodiversity and preserving the rural character of the area. The proposal contradicts national and local planning policies that aim to prevent inappropriate development.

Overdevelopment, Layout, and Density of Buildings: The number of dwellings is excessive for this sensitive site, resulting in a dense layout that does not align with the surrounding area's character.

Design, Character, and Appearance: The proposed development does not complement the rural aesthetic of Warlingham, with large blocks of flats and dense housing that alter the visual landscape.

Highway Safety: The proposed access from Farleigh Road, particularly via Public Footpath 48 (Park Lane), raises significant safety concerns. Increased traffic near Warlingham Village Primary School will heighten risks for pedestrians, particularly children.

Flooding: The site includes an open watercourse that serves as a drainage route for high-risk surface water. Previous flooding incidents have demonstrated that the local sewer network cannot cope, and this development increases flood risks for surrounding properties.

Effect on Bridleways and Footpaths: Footpath 48, a well-used route leading to All Saints Church, will be significantly altered. The replacement of the gravel path with a tarmac road removes its rural charm and threatens pedestrian safety.

Residential Amenity – Noise and Overlooking: The proposed density and height of buildings will lead to increased noise pollution and a loss of privacy for existing residents.

Overlooking and Loss of Privacy: Two-storey and 2.5-storey buildings, particularly along Boxwood Way and Crewes Valley, will significantly impact the privacy of adjacent homes.

Visual Amenity: The development will negatively affect public and private viewpoints, disrupting the area's open landscape.

Loss of Trees and Landscaping: The removal of long-standing trees and vegetation has already begun, diminishing biodiversity and the visual appeal of the site.

Traffic Generation: The development will introduce additional vehicles to an already congested road network, increasing delays and pollution.

Issues with Parking, Turning, Loading, and Access: The proposed parking plan does not account for the increased demand from new residents, leading to potential congestion along Farleigh Road and surrounding areas.

2. Specific Issues with Planning Proposal

Access

The proposed access road from Farleigh Road lacks adequate visibility splays, creating safety concerns.

The development removes existing green space to introduce a tarmac road, reducing the rural aesthetic.

No additional trees or vegetation are proposed to screen the entrance.

Layout

The arrangement of buildings is dense and inappropriate for this Green Belt location.

The scale of housing along Boxwood Way and Crewes Valley is excessive, with 2-2.5 storey structures towering over existing properties.

Flood Risk

The site features a high-risk watercourse, essential for storm drainage. Development over this could exacerbate flood risks, as the local sewer system already struggles.

The introduction of SUDs (Sustainable Drainage Systems) requires ongoing maintenance by a private management company, increasing future costs and uncertainty.

3. Highways and Transport Concerns

The claim that surrounding roads are safe for pedestrians and cyclists is misleading. Increased traffic near Warlingham Village Primary School presents significant risks.

The proposed replacement of a single yellow line with double yellow lines at Park Lane's entrance may restrict visibility for drivers and pedestrians.

The traffic survey conducted by the applicant underestimates the actual impact of increased vehicle movement.

4. Additional Concerns

The applicant claims that the development will enhance Footpath 48, yet the removal of vegetation and replacement with a tarmac road contradicts this claim.

The proposal includes 'informal play areas' and landscaped buffers, but these will not compensate for the loss of open green space and biodiversity.

The consultation process has not adequately addressed community concerns, and the scale of opposition highlights the inappropriateness of the proposal.

UPRN	10007920405
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