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Sent: 23 October 2025 17:05
To: Planning
Subject: DC/25/1480
Attachments: 20251023_145226 (1).jpg; 20251023_145416.jpg; 20251023_145241.jpg

Categories: Comments Received

Dear Sirs,

I note the above planning application and whilst I welcome the development of this site I do have some concerns/objections.

Having spoken to Tamara Dale I understand that the proposed width of access track for the Montpelier Cottages will be 3.2m from the edge of No. 6 Montpelier Cottages. This I consider is too narrow for several reasons:

- To access the track we have to negotiate past a Telegraph Pole on the corner of No. 6 which sticks out about 1.4m, giving a proposed entrance to the track of 1.8m which is far too narrow to allow vehicles to access the garages & rear of properties
- A width of 3.2m means that the new property's boundary fence will sit on top of an existing Inspection cover which needs to be accessed to check the rear lateral sewage drain from the Montpelier Cottages.
- The current track is 4.1m wide and this should be retained as the width for any new boundary....The Biodiversity Net Gain Assessment also shows an area of retained grassland as part of its calculations, however, in my opinion, this is flawed as some of the area classed as grassland is in fact the track and should be discounted as vehicle use on the track reveals that it is in fact Fittleworth Fill (crushed stone) with Pea-shingle dressed on top that grass has simply spread onto.

My other concerns are that the proposed trees for retention on the Northern boundary of the Development are Ash Trees, which are showing signs of Ash Die-back.

I also do not think that the erection of an acoustic fence will offer any serious reduction in noise from the road traffic on the A24

Again, whilst I do not oppose development of this site I am concerned with the additional traffic this will impose upon Old London Road with, in recent years, many more houses being built along it with the additional traffic this has already caused. The speed limit is now far too high for what is now essentially a residential area and should be reduced to 30mph. There is already heavy car parking along Old London Road, during weekdays used by workers for the Industrial units, and evenings and weekends by residents from both recent new developments and from Montpelier Gardens, who lost some parking when Maple Gardens was developed. The Road is already in poor condition and needs to be properly repaired.

I attach a few images to show position of the inspection cover & position of existing Telegraph pole and of one of the Ash Trees

kind regards

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