

Comments for Planning Application SDNP/19/00832/FUL

3 April 2019

Application Summary Application Number: SDNP/19/00832/FUL Address: Bowling Green June Lane Midhurst GU29 9EL Proposal: **Demolition of existing bowls club buildings and erection of 5 no. dwellinghouses** with associated landscaping and parking and creation of new vehicular and pedestrian access - revised scheme following appeal decision. Case Officer: Charlotte Cranmer

Customer Details Name: - Midhurst Society

Address: 1 Gilbert Hannam Close, Midhurst, West Sussex GU29 9FY

Customer made comments neither objecting to or supporting the Planning Application

Comment: The Midhurst Society welcomes the proposal to enhance the sporting facilities within the town, and the creation of a 'hub' in June Lane incorporating bowls and tennis is a commendable ambition. The addition of five new dwellings on the vacated site is a useful contribution to the new homes target laid out in the SDNP Local Plan. However, we do have concerns regarding the proposed development of the existing Bowls Club site.

1. June lane is a narrow road, at peak times used as a 'rat-run' by vehicles avoiding the build-up of traffic in Petersfield Road. Cars are often parked on the road in the near vicinity of the site. There is no pavement for pedestrians. We would need assurance from Highways England (or their local representatives) that access to and from the site has adequate visibility.

Reason: to ensure pedestrian safety and the avoidance of vehicular collisions.

2. The plans as submitted allow for off-street parking for residents, but no doubt visitors and delivery drivers will be tempted to leave their vehicles in June Lane. We would need assurance from Highways England (or their local representatives) that parking in June Lane will be controlled. Reason: to prevent parked vehicles from causing unnecessary hazards to pedestrians and other road-users.

3. Parking on-site appears to be inadequate when compared to Government guidelines at:

https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/spg_other/parking/parking_standards_annexes/parking_standards_annexa.htm?fbclid=IwAR18ZyMkljGlnAIMc-cYqs2CBTayblgXhQiDm_pv4xXac1nBa4Dfjil-puY

4. Off-road parking for visitors to the newly-sited Bowls Club must be provided. (We understand that this is the intention, but any approval of this development application should be made conditional on such provision of adequate parking.)

Reason: to avoid exacerbating the existing parking problem.

5. The plans call for five houses, all with 3/4 bedrooms. This does not provide affordable housing, nor does it provide a mix of dwellings called for in the SDNP Local Plan. Consideration should be given to reducing the size of one or more dwellings to two bedrooms.

Reason: to provide a better mix of housing opportunities and to better conform to guidelines for on-site parking.

We have noted objections by several neighbours and we have the following comments:

i) June Lane is a mixture of property styles and we do not consider the proposed houses are inappropriate or not in keeping.

ii) The elevated nature of the site could result in the new houses being dominant and invading the privacy of near neighbours. We understand that the existing level of the site will be reduced to minimise this problem. However, if the size of Plots 1 and 2 were reduced (in line with 4. above) this would also help.