

Information from Applicant's Case Documents

CB/18/01850/RM land to the rear of Barton Road - erection of up to 24 houses

Links to selection of Applicant's Case documents. If won't click through, copy and paste works.
Note: on all drawings submitted, the applicant has shown trees in existing resident's gardens to be within his boundary. The boundary is attributed to OS not the actual site.

PRESSURE ON THE SHORT GARDENS WITH RAISED GROUND ON NORTH OF SITE:

(1)

16124 (D) 506 Sheet 2 Topographical Survey Version 3 - 22.05.18.pdf

Shows not the whole site, but the steep slope behind the homes with short gardens on the Barton Road is clear. No indication as to whether this is the land as is, or when site is re-levelled higher at build. Caveat on document that drawings scaled only for planning, not for use on site.

<https://app.box.com/embed/preview/h6mm4iq2tgz35mkeslfzpunub8bl5hvw?direction=ASC&theme=dark>

REVISED 28.6.18 U8771WR - SK01A - Preliminary Finish Floor Levels.pdf

Shows ground levels for revised topography of site with buildings increase of land height for houses 17 -19 is 60 cm / 2' HIGHER than the site now and 5m above the ground level of number 11 Barton Road is ground level for build 8m from end of 14.5 m garden = 4 storey property if ground level. The top of the fence (height 1.8m) is approximately 1.2m below the floor level of its new house. Need to + view for detail.

<https://app.box.com/embed/preview/aaji4ytetsvro0c7vrconzn7zc3neddb?direction=ASC&theme=dark>

REVISED 28.6.18 16124 (D) 099M Site Plan Proposed (Coloured).pdf

Shows proposed houses overlooking Barton Road short gardens., resident's trees still showing within red boundary.

<https://app.box.com/embed/preview/769jlmag7l4cu5lvv5kk6hkz332de79?direction=ASC&theme=dark>

16124 (D) 235 Plot 17 -19 Proposed Elevations(1) Version 3 - 22.05.18.pdf

Shows the example that properties will overlook Barton Road neighbours, given 5m higher ground level, 1.8m fences as above, revised below to solid looking back doors from French Doors here.

<https://app.box.com/embed/preview/otbmd0l08t55ftz5mw73fthr7w55hxgq?direction=ASC&theme=dark>

REVISED 28.6.18 16124 (D) 215A Plots 18 19 Proposed Elevations.pdf

Adds decorative peaks to windows. No heights found. For new residents front and rear of houses look the same. For existing neighbours, it does not solve the issue of totally overlooked garden including up to and into their houses.

<https://app.box.com/embed/preview/rc1i4jh8fexj0uasldnpgwbxrtv55u9j?direction=ASC&theme=dark>

ADDITIONAL ISSUES

ENERGY SPECIFICATIONS AND DEVELOPER PREFERENCE BUT NO MENTION OF LACK OF GAS SUPPLY

Energy Statement - ASHP - Barton Road Gravenhurst Version 3 - 22.05.18.pdf

Space heating: NO MENTION OF NO MAINS GAS IN VILLAGE, safe storage / installation / provision of LPG gas, p 3 of 5. Most villagers use oil. I use solar, used to have LPG – too expensive, unsafe deliveries now and bulky storage.

Rejects solar for air source pumps p 3 of 5

Rejects solar water for air source pumps p 4 of 5

Does not disclose downside of air source pump when recommending. No mention of passive or near-passive house build to be effective, or need to defrost in severe weather and / or run continuously. p 4 of 5. Appendix and Work Sheets referred to are unavailable.

<https://app.box.com/embed/preview/umziwhhf97wb3c0m1596zp5k3ttrmsjt?direction=ASC&theme=dark>

TREES ON SITE

WHK20175Spec-A Version 3 - 22.05.18.pdf

Ironically, given the removal of the orchard trees, Topic 2 Background information 2.2 CBC authority on existing trees p 1, there is a best-practice specification on bringing in new ones. Topic 4 p 13

<https://app.box.com/embed/preview/iypovwe7iebmogju57mglbadnygltsrb?direction=ASC&theme=dark>

REVISED 28.6.18 WHK20175Man-d Soft Landscape Plan.pdf

Looking for where trees will be brought in. I cannot find any. Topic 7 p 8

<https://app.box.com/embed/preview/8095n7me0sw1zmz91xz4h5onxetu1k0m?direction=ASC&theme=dark>

NOISE AND LIGHT INTRUSION FROM VEHICLE MOVEMENT AT NORTH END

It is clear from the Soft Landscape Management Plan that the car parking, on raised ground, will, without amelioration, be intrusive to existing neighbouring homes. Is there as solid wall here to contain light and some noise? I cannot find evidence to say, so consider that this question must be asked. It is to be conveyed to the Grand Union Housing Group as per plan, Appendix p 17

Links as to document above:

REVISED 28.6.18 WHK20175Man-d Soft Landscape Plan.pdf

<https://app.box.com/embed/preview/8095n7me0sw1zmz91xz4h5onxetu1k0m?direction=ASC&theme=dark>