

The proposed development is an overdevelopment of the site and would involve an undesirable and unacceptable change of use.

The extent of any proposal for the site should not be beyond the current building envelope. The proposal regarding the flats will involve an increase in the height, width and footprint of the current building and is not acceptable.

The overlooking of neighbouring properties will be intrusive - windows and balconies on three levels facing Regency Lawn would be an invasion of privacy. The size/extent of the proposed development is too great. Its volume would be overbearing. Properties in surrounding roads, in particular Regency Lawn ( Croftdown Road) where we live, would be overlooked to an unacceptable degree by 11 flats arranged over three storeys. Privacy would be diminished noticeably.

The lighting of the flats and houses, from within and outside the buildings, will almost certainly be invasive and spoil the quiet darkness presently enjoyed during the evening and at night time. When the current building was in full use the one large window on the top level facing the rear of the Regency Lawn houses was permanently curtained, the small windows on the ground floor were above eye height and the rooms were only lit for a limited period and for that reason had no significant impact on the houses facing them. There will be unacceptably high levels of lighting around the flats and houses and the publicly accessible open areas causing too high levels of light pollution.

The project is far too large as the noise of the additional vehicular traffic may be expected to disturb the current peace of the family homes in surrounding roads as will the general family comings and goings around the proposed flats and houses and open spaces.

The project design is not suitable for the Dartmouth Park Conservation Area. We consider the development would not be in keeping with the surrounding area.

The proposed change of designation from Private Open Space to Public Open Space gives cause for worry as there appears to be no effective way of ensuring that those who may access any public access area immediately at the back of neighbouring houses will behave in a gentle, considerate manner having particular regard to the understandable wish of neighbouring residents to continue to enjoy the present peace and quiet in their houses and small gardens as they did when Mansfield Bowling Club was at its most active.

Given the site is surrounded by houses on all sides it would not be right to allow outdoor sports activity other than the playing of tennis on the tennis courts during reasonable daytime hours.

It is likely that the houses with basements will require air conditioning and we fear that this will cause unacceptable increase in noise levels.

The entrance to the site is too narrow and too close to the houses on either side of the entrance for a development of this size with the comings and goings from 21 dwellings 24/7. To have such a high density of dwellings in such a small unsuitable site when the local area already feels the impact of the large number of new homes on the Chester Balmore development in Chester Road and the likely impact of the forthcoming new homes to be built in Swains Lane is unreasonable.

Currently there is traffic congestion as cars join Croftdown Road from Brookfield Park close to the access road together with safety issues concerning the secondary school children attending the three local secondary schools and the primary school. The development of 21 dwellings would have a serious impact on the already congested traffic and large pedestrian footfall in the mornings

The site is designated private open space with a building for indoor leisure activity and a way must be found for this designation to be maintained.

In order to appreciate fully our concerns officers of the Council are welcome to view the site from within our home to fully understand why the above worries have been expressed.

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