

From: Karen Beare [redacted]
Sent: 18 June 2019 22:33
To: Thuairé, Charles [redacted]
Cc: Bob Warnock [redacted]; Nicola Mayhew [redacted]; Susan Rose [redacted]; Michael Hammerson [redacted]; David Castle [redacted]; David Richmond [redacted]; Thomas Radice [redacted]; john beyer [redacted]; Marc Hutchinson [redacted]; Constantine Koritsas [redacted]
Subject: 2019/2584/P - Water House Boundary with Millfield Lane

Dear Charles

For the purposes of clarity, I am writing to you this evening in my personal capacity as a direct neighbour to the development site and as a life member of the KLP. Having now finally taken a look at all the drawings in some detail, I welcome the existing fence along the boundary will be replaced like-for-like (height, material etc) in order to retain the rural feel of the lane and plans for a security fence have been shelved permanently.

So, the only brief comments I have are on the changes to the vehicle and pedestrian entrance gates along Millfield Lane.

During discussions in the CWG back in April, when these proposals were first brought to our attention by Stuart Minty, those stakeholders present all agreed any changes that brought the new gate arrangement forward to the front edge with Millfield Lane would be unacceptable from a safety perspective.

- The current driveway allows the driver of a car, exiting the site in forward gear, to nudge forward to see if there are any cyclists, pedestrians, runners, dogs etc coming from either direction, without the front of the car crossing the front boundary with the Lane. This provides a positive safety zone where the driver can see what's coming and then wait from a position from within the site until the coast is clear.

- The proposed driveway does not allow a driver to do this. Once the gate opens the driver will be entirely blind to any cyclists, pedestrians, runners, dogs etc coming from either direction, so will move forward directly onto the Lane unsighted because the existing front boundary has been moved forwards and the step-back arrangement removed.

- Conversely when entering the property the entire length of the car will stick out into the Lane causing an obstruction to any cyclists, pedestrians, runners, dogs etc coming from either direction for the length of time it takes the new bi-fold gates to open.

- this can be clearly seen by reviewing the two screenshots below. Regrettably no dimensions or levels are included on the drawings but the boundary is being brought forward towards the Lane by the gates by approximately 2m.

One other consideration is how this vehicle/pedestrian gate arrangement will be lit.

It seems very important the Applicant confirms details of the exterior lighting being proposed to ensure the rural nature of the Lane is maintained. With regard to the boundary fence itself, there are currently no lights along it and, as this is under permitted development (new for old), no new lights should be installed when it is replaced.

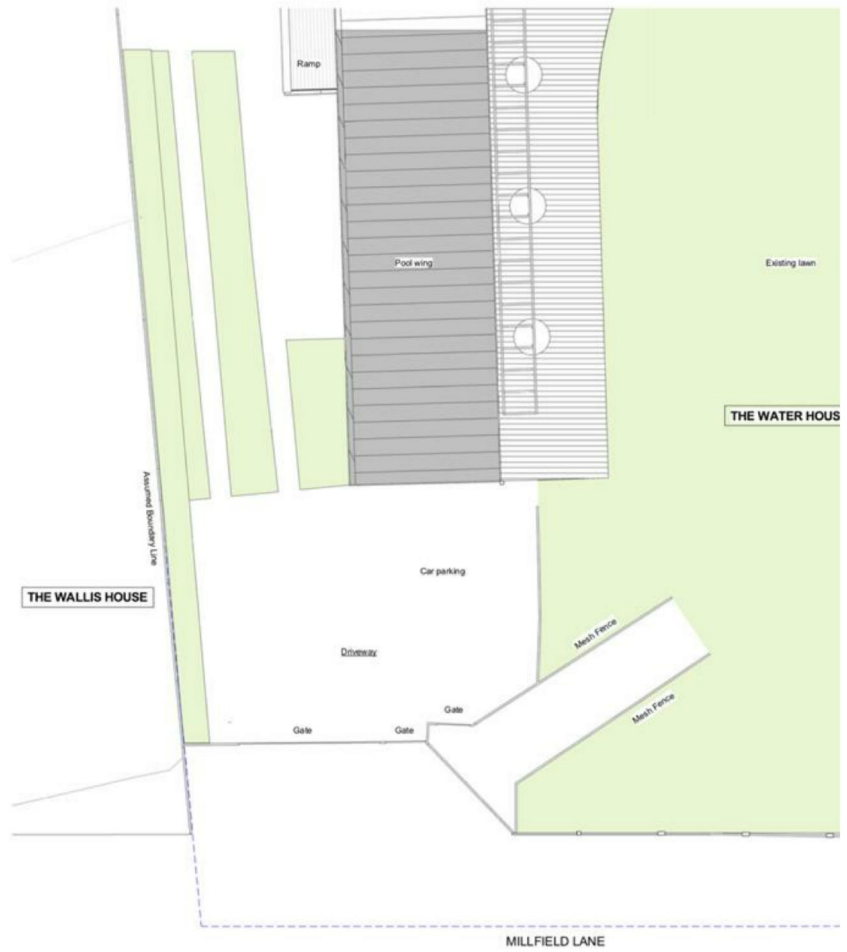
If you have any queries on my comments please get back to me

Many thanks

Karen



EXISTING



Existing Main Entrance Area Plan
 7/1/20

VS PROPOSED



Proposed Main Entrance Area Plan
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