

2020/1434, Edgehill, Succombs Hill, Warlingham, CR6 9JG

Dear Laura Field

Warlingham Parish Council note the amended plans recently submitted.

The Council objects to this proposal, to replace an existing single dwelling with two apartment blocks, for the following reasons:

- It is over-development of the site due to the scale, size and general bulk of the buildings
- It is out of character with surrounding property and landscape.
- There is a lack of amenity space and relatively cramped accommodation for future occupants
- The vehicular and pedestrian access point off Succombs Hill gives rise to significant safety concerns:
 - the protection of pedestrians from vehicles is inadequate (lack of pavements and traffic island reserve).
 - traffic coming up Succombs Hill and waiting to turn right into the site is likely to impede traffic flow. On occasion this will lead to following vehicles either stalling or breaking down as occasionally happens along the tight bends further up Succombs Hill.
 - the sight lines at the proposed entrance are considered by Councillors to be inadequate given their knowledge of the road (which is narrow and steep).
 - Succombs Hill is a notorious accident blackspot (there are multiple incidents recorded on crashmap uk around the existing road junctions further up Succombs Hill)

The Parish Council would expect you to refuse this application in the circumstances. However, if you are minded to permit, then we would ask that this application is discussed by TDC Councillors at a Planning Committee meeting before any formal decision is reached.

Simon Bold

Clerk, for and on behalf of, Warlingham Parish Council.