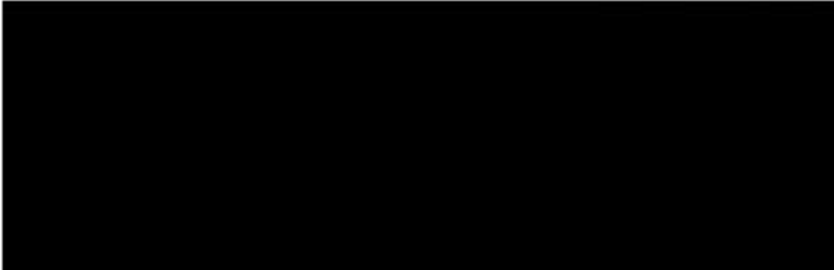


Re: Planning Application APP/19/00362 Stanford Lodge, 18 Fourth Avenue
Comments:

- We received no notification of this planning application. Our property adjoins and has access to the lane/driveway leading to 18 Fourth Avenue which Albany Farm Care state they own. As an interested party we should have been formally notified.
- This planning application mentions only the construction of 3No. pods, there is no mention in the application for Change of Use of the site from C3 residential dwelling to C2 Care Home apart from in the heading. There seems to be two separate issues (1) Change of Use from C3 residential dwelling to C2 Care Home and (2) Planning Consent for construction of 3No. pods on site.
- The only access to the site is via the shared narrow lane/driveway (originally a public bridleway). There has been a huge increase in traffic since Albany Farm Care took over the property, generated by staff, visitors and deliveries causing danger, noise and disruption to all neighbouring residents along the lane; damage to our hedge is a regular issue. The narrow entrance to the lane is on a bend in Fourth Avenue, the speed and increase in traffic, including many large delivery vehicles, is a safety concern as we have witnessed near misses. Local children often play on the pavement with their skateboards close to the lane entrance. In addition, there has been an increased number of cars parked in Fourth Avenue belonging to staff and visitors to Albany Farm Care and these further make it more difficult for us and other drivers to safely enter/exit the lane. Increasing the number of service users we believe, will further increase the amount of daily traffic, disturbance, pollution, damage and parked vehicles.
- The 3 self-contained pods would be out of keeping with the surrounding properties which are domestic family properties, many of which were built in the 1800's.
- There is no information in the application relating to the quality and capacity of the sewage system and whether the existing domestic system would be able to cope with adding 3 extra dwellings, bearing in mind the other properties on the lane feed into the system before it reaches Fourth Avenue.
- How would access be achieved by the independent living service users alongside the high-need service users who need to be in a secured environment with no independent access. How would the risk-assessments be carried out and everyone kept safe, both inside and outside the site, more staff might well be needed to safely implement requirements as there have been escapes previously as witnessed personally (21/6/17).
- Since Albany Farm Homes took over we hear Intermittent loud screaming coming from the site which we find disturbing.
- In light of the above issues, we feel that this is an unsuitable location to build 3 dwelling pods, thereby, increasing the the number of service users and thus turning the existing residential dwelling into a large commercial site, which would have a further increased negative impact on our quality of life.



1st May 2019