

I refer to the consultation sent to PVNF on 3rd March in response to the above application for:

The Erection of a building comprising 7 no apartments with associated landscaping on land between 205-211 Bury Old Road.

PVNF have now reviewed this application which is very similar to one previously withdrawn on this site, to which we objected to. The current proposals are very similar to that application and as such we also object to the above application on the following grounds:

1. The proposal is an over development of the site, compromising the amount of amenity space, the amount of car parking and its position fronting the highway. The front elevation in particular is too close to the back of the footway, particularly given the fact that there is a bus stop in front of the site and BOR is a very busy main road. The scheme would result in a pavement width between the front elevation of the proposed building and the bus shelter. This is far too narrow and would make it very difficult for anyone in a wheelchair or pushing a pram to pass, possibly forcing them in front of the shelter and into the road
2. There is insufficient parking for the number of flats that will put pressure on local roads which already suffer from congested on street parking. The access to the site is also very indirect and is likely to impede access and egress to the existing parking area for the adjoining flats
3. The proposal would leave a sliver of land next to the billboard advertising hoarding that will be difficult to maintain and is likely to become a litter trap
4. The scheme proposes only small one bedroom flats. The Housing Needs Assessment that the PVNF commissioned to inform the preparation of our Neighbourhood Plan concluded that there is no need for any more one bedroom flats within the area
5. The area currently comprises an area of open green space. This will be lost with this development and the very minimal landscaping within this scheme in no way compensates for the loss of this green area