

Cuxton Parish Council Response to:

MC/23/2389 | Construction of two dwellinghouses with associated landscaping and parking – Demolition of existing dwelling | Springfield Sundridge Hill Cuxton Rochester Medway ME2 1LB



Cuxton Parish Council object to this planning application on two grounds: Over development and Access to the site.

Overdevelopment

The small site currently supports one 3-bedroom bungalow, in a prominent location, near the very edge of the village of Cuxton, on the busy A228.

To create 2 semi-detached, 3-storey, 5-bedroom homes in the same plot is clearly overdevelopment, out of keeping with the neighbouring properties and likely to negatively impact on the privacy currently experienced by the neighbouring residents.

The provision of 4 car parking spaces is also woefully insufficient for a 10-bedroom development and will certainly create additional parking problems at the top of the adjacent Pilgrims Way, narrowing the access and egress for this entire road. This is already a known problem particularly with the road frequently being used as overflow parking for Ranscombe Farm.

Additionally, due to its elevation this property is visible not only from the A228, but also from the M2 motorway and across the river in Borstal and Wouldham. Due to its modest size however, it currently makes little visual impact on this important 'gateway' to Medway and does not affect the intended impact of the "Tier 3 - Blue/Green corridor" designation of the land that surrounds it on 3 sides.

Over-developing this plot to include a 3-tier building, with larger footprint, will undoubtedly have a detrimental effect on the aims of the proposed Medway Green and Blue Infrastructure Framework and the aesthetics of the M2 Medway gateway.

Access to the site

The angle of the narrow access road means it is only accessible from the Halling bound carriageway of the A228, holding up traffic from both directions. Turning right when exiting the property is also extremely hazardous because of the line of site and the busy nature of the A228 traffic.

There are no road markings/waiting zones to guide traffic on to the site and prevent queues forming on the A228 when traffic flow to the Springfield site increases, which it most certainly will going from a 3 to a 10-bedroom development, and in the short term with the building works/ deliveries.

The change to a 'bookings only' access system for the Cuxton Recycling facility has stopped any queues forming on the south bound carriageway of the A228. However, this welcome improvement could easily be undermined if queues of traffic are forming to turn right into the applicant's site which is immediately opposite the recycling centre.