

**Cllr. Marianna Ebel**  
**BH2020/01403 - 64-68 Palmeira Avenue & 72-73 Cromwell Road**

**9<sup>th</sup> July 2020:**

I would like to object to planning application BH2020/01403 (proposed development at the corner of Palmeira Ave & Cromwell Rd), please find attached my objection.

I would also like to speak against this planning application at the Planning Committee meeting.

Please confirm the receipt of my objection.

**9<sup>th</sup> July 2020:**

I am objecting to planning application BH/2020/01403 based on the following issues:

Environmental Concerns:

The government has announced that gas boilers will be replaced by low-carbon heating systems in all new homes built after 2025 in an attempt to tackle the escalating climate crisis. And yet, the planning application details that the developer intends to install gas boilers, just before this deadline. The developer has failed to suggest a more sustainable, environmentally friendly way of generating energy for the proposed building.

I am also concerned that the development will result in demolishing the existing buildings on the proposed site. The property in 64 Palmeira Ave burned down in a fire three years ago and has been rebuilt to a high standard. Tearing a newly built house down is a waste of resources and contradicts our city's aim to become carbon neutral by 2030.

Impact on the Local Area:

The new residents in the proposed development will likely register at Charter Medical Centre, putting a further strain onto this already very busy GP practice. The same is to be expected for the schools in the area, Brunswick Primary School in particular.

The proposed development is not a car free development, which will increase congestion in the area and will impact the CPZ O, which is already at almost full capacity (2201 of 2288 available parking permits were issued in May 2020).

These issues are of great concern to me, especially in light of the outcome of the Viability Assessment Report, which suggests that the developer does not intend to pay S106 contributions which could mitigate some of the negative impact the proposed development will have on the local area.

Unsuitability for the Location & Conservation Area:

Due to its size and envisaged design, this development is unsuitable for this location. The development would profoundly alter the character of the area. This area is not a designated area for high rise buildings, and yet, this is another planning application for a building multiple times higher than the existing buildings that the new development plans to replace. This will significantly alter the character of the area, and it will also have a negative impact on the nearby Willett Estate Conservation Area.

Affordable Housing:

The viability assessment produced for this planning application states that the developer will not be able to offer any affordable housing and does not even intend to pay S106 contributions.

Loss of Daylight & Sunlight:

There will be some loss of day- and sunlight to the neighbouring buildings, especially to Palmeira Ave 62 and the Bell Mead Court in Holland Road.

Loss of Privacy:

The residents in the neighbouring buildings will suffer from a loss of privacy, especially the residents in Palmeira Ave 62.

Lack of Consultation:

Although this is not a material planning consideration, I am disappointed that the developer has made no efforts to consult neighbours or ward councillors about this major development. A consultation or even just a public presentation could have given the developer an opportunity to address the concerns of residents and ward councillors.

I ask you to refuse the planning application for the reasons outlined above.