

From:

Sent: 18 October 2025 16:21

To:

Subject: Formal Query Regarding Evidential Accuracy in Submitted Planning Documents

1. Mislabelled Photographic Evidence in Parking Survey

Upon review of the parking survey submitted in support of the application for 7 Conway Road, I have identified a serious discrepancy in the photographic documentation:

- **Page 16** (dated *Wednesday 17 September*) presents a photograph attributed to **Conway Road**.
- **Page 18**, under the same date, presents what appears to be the *identical image*, now attributed to **Roslyn Road**.

In reality, the property shown is located on **Rothesay Road**, and clearly displays the addresses **21 and 23 Rothesay Road**. This mislabelling undermines the credibility of the survey's locational data and casts doubt on the integrity of the entire dataset. If such a fundamental error has occurred in the visual evidence, it raises legitimate concerns about the reliability of all associated observations and conclusions.

2. Incorrect Property Identification in Planning Statement

Further compounding the issue, the planning statement itself misidentifies the subject property. The house depicted and referenced is **not** 7 Conway Road. This is a critical error. If the applicant and their consultants cannot correctly identify the property at the centre of the application, it calls into question:

- The validity of all proximity-based assessments (e.g. distances to services, neighbouring impacts).
- The accuracy of contextual references and site-specific justifications.
- The procedural integrity of the submission as a whole.

What confidence can be placed in the remainder of the documentation if the applicant cannot even correctly identify the house in question?

3. Request for Immediate Clarification and Rectification

Given the above, I request urgent clarification on the following points:

- How these errors occurred and whether other elements of the submission have been similarly compromised.
- Whether the planning authority has independently verified the locational accuracy of the submitted evidence.
- What steps will be taken to formally acknowledge and rectify these discrepancies.

These issues are not minor technicalities—they strike at the heart of evidential reliability and procedural fairness. I trust they will be treated with the seriousness they warrant.

Yours sincerely,



Rosslyn Road





Conway Road



Rochester Road





Figure 1 – Aerial photograph of application site



2.2 The property occupies a sustainable location within the settlement boundary, as well as being within walking distance of a bus route with regular services.

3.0 Planning Designations

3.1 The Site is not subject to any designations as defined by the Council's adopted Policies Map.

3.2 The Site is not within, or immediately adjacent to, designations for valued landscapes, such as local landscape designations, AONBs or National Parks.

3.3 There are no designated heritage assets within the vicinity of the site.