



17th January 2019

Carlton Colville Town Council Planning Committee Further Response to

Planning Application: DC/18/3428/FUL

Address: Land between Hollow Lane and Uplands Road South

Proposal: Childcare Nursery

Further to our response to the application above on 20th September 2018 I can confirm that to alleviate disruptive traffic problems we must continue to recommend that an alternative site entrance/exit which we suggested is applied using all the local knowledge and consultation that we have and looking at the plans seems a logical choice.

The immediate neighbouring residents to the proposed nursery are mostly retired. The roads that are immediately adjacent to this are semi-rural and actually lead into a cul-de-sac (Fordson Way) where turning is very restrictive. To move the Entrance/Exit to the suggested location of Hollow Lane/Rounces Lane/St Peters Road would be far less disruptive to most residents and would encourage an ease of use for the staff and proposed users of the site. We have already had complaints from the bus company about the amount of cars parked along St Peters Road close to Carlton Court and this would exacerbate the problem.

Our suggested site entrance/exit would also make far better access for the lorries etc. during construction phase and also moving forward for deliveries once the site was opened.

WDC policy 3 – High Quality Sustainable Design

3.5 Amenity – “can have direct impacts on neighbouring occupiers. Others can cumulatively impact on the general amenity of tranquillity of an area, through for example light pollution, noise and disturbance” –“ these developments will be expected to have regard to the amenity of neighbouring uses and occupiers”

The residents are extremely concerned that their quality of life will be affected living in a very quiet semi-rural location.

3.20 Highway Safety – “The majority of new development will, to some extent, require access to the existing transport network. Any new accesses will need to be constructed to a suitable standard to ensure that highway safety is not comprised. Additionally, the traffic generated by a new development should not overburden the existing transport network.

It is felt that this will cause highway safety issues

Please ensure that if this development goes ahead that proper powers are imposed to limit disturbance to the residents in advance of consent and also that the road is kept clean.