

Planning Application – Rose Lane

UTT/12/6006/OP

STRONGLY OBJECT

Preamble

1. This development represents back land development which is not characteristic of this part of the village and is not in keeping with Rose Lane. The proposed access relying on third party land is not acceptable and creates an unsatisfactory living arrangement for both the proposed houses subject of this application and the adjacent previously-approved houses. It is not clear whether the applicant has served the correct notice to the adjacent landowner regarding proposed access across the site. The application form includes only a Certificate A yet the access is shown within the red line is on third party land.

2. If UDC wishes to provide additional housing in Great Chesterford outside of the village envelope in excess of the NWT site and the Stanley Road site, this should be done comprehensively and strategically rather than on an ad-hoc basis which will gradually erode the sensitive character of the village and impact of services.

3. The applicant claims that this application should be acceptable due to the severe lack of housing supply in the District. However, the applicant will exasperate this situation further by only providing a development of 6 d.p.h. This is clearly an inefficient use of land and will not assist the housing land supply in the District. As stated in point 2, if UDC consider that additional housing land is required in Great Chesterford, then this should be fairly assessed and comprehensively planned to ensure that satisfactory developments with the required community benefits (POS, affordable housing, infrastructure contributions) are provided. By allowing poorly planned ad-hoc developments of 1 or 2 large houses on larger parcels of land is not going to assist the housing supply requirements of the District.

4. In addition, Great Chesterford Parish Council Strongly Objects to the application for access approval and makes the following comments:

4.1 This application should be linked with UTT/0742/12/OP. GCPC comments relating to access issues in that application are valid for this application. Should permission be granted, please ensure that there is a separate planning application for access over the adjacent site over which traffic would access this development. The adjacent site is the Allotment site mentioned that was subject to UTT/0742/12/OP

4.2 Particularly relating to Access, GCPC reiterate the point that access on Rose lane is not acceptable and make the following and material additional comments that have been raised to us by residents since the exceptional approval of the referenced linked application:

○ Rose Lane is completely inappropriate for construction traffic,

▪ Previous construction has resulted in damage to buildings on this single track road that is characterised by overhanging buildings that push into the track and get hit by lorries and delivery vans.

▪ The dustbin lorries have been banned by the UDC from driving up the track because of the persistent damage that they were causing to houses, consequently it is clear that a competent authority has already taken action in response to actual incidents involving smaller vehicles than construction traffic and concluded that the Lane is inappropriate for access.

▪ A Resident has measured that at the narrowest part of the lane the width is 2.940 m, the width of a standard 7 ½ tonne truck is 2.23m leaving 35 cm clearance either side.

▪ Three cottages, particularly on the narrowest part, have no foundations, a resident advised that since the exceptional approval of the linked application, an insurance company advised that the structural integrity of these buildings was in significant doubt when exposed to traffic vibrations, and that it is completely unclear to whom any insurance claim could be made once damage is incurred. The key concern was construction traffic passing so close to these houses

▪ Several of these houses have doors that open, with no footing, directly onto the Lane, and into the path of Construction traffic. This application will double the risk of young children or any pedestrian opening a door directly into the path of a large vehicle. This doubling of risk applies to additional traffic once the houses are built.

- The Lane suffers from extensive potholes resulting from large vans delivering to houses that have to manoeuvre in very tight spaces
- There is insufficient turning room for large construction vehicles entering the Lane from the high street.
- We and the residents perceive that there is significantly increased danger to pedestrians and residents of Rose Lane caused by increased traffic from the owners / visitors and servicing of more houses
- There would be a likely requirement and unnecessarily disruptive need for parking restrictions in the High Street to allow access for large vehicles, which would restrict yet further a road that will be soon designated a 20mph zone due to the issue of parked cars forcing that into a single lane road in many places with restricted visibility
- A resident asked us to highlight that there is a sign stating 'not suitable for HGVs'. UDC vehicles are not allowed to enter Rose Lane due to safety concerns and a sensible suggestion was made that a weight restriction should be applied on any vehicle accessing the lane during construction. Please can you consider this and add a suitable conditional restriction to the dimension and weight of vehicles allowed to enter the lane should you feel minded to approve the application. As a guideline we would recommend that this vehicular restriction should be to limit the size to something less than a UDC Dustbin Lorry.

GREAT Chesterford P.C.