To: DCAdmin
Subject: Planning application number 2019/90190
Date: 01 August 2019 14:40:10

Proposed planning application – Number 1 Low Town - number 2019/90190

Dear Sir

I wish to make further objections to the proposed plans for the following reasons:-

The information from Beam Consulting dated 27th March is misleading in the commentary.

Item 2

Plans showing 8 parked vehicles has not been shown for the obvious reason that it will demonstrate how congested the site is.

Item 3

There is a footpath running from west to east across the site that has been in use and this will be removed. This footpath was not only in regular use but had previously been maintained and in addition was regularly used. This footpath should be retained. I note that a crude attempt to block the footpath has been made but it is still used.

Item 5 and 6

The site plans do not show all the vehicles located on the plots which should total 8. When viewing the site lines these parked vehicles need to be taken into consideration as they will severely impact the site lines trying to look through the parked vehicles and lead to a potentially dangerous manoeuvre. Low Gate towards North road is at a lower elevation than the properties and this severely limits the ability to see traffic coming from and to North Road.

Vehicles coming from Riley Park include large vehicles such as buses when Riley Lane is out of use – this has happened fairly recently for several days, heavy goods vehicles, delivery vehicles and cars. To suggest that this traffic is moving at a slower speed "15 – 20 mph" is untrue. I can confirm that vehicles regularly exceed 20mph and some vehicles drive in an aggressive manor. This route is used as a rat runner for traffic going towards the motorway via Turnshaw Road and has significantly increased over the years

Plot 3 vehicle access is directly out onto the junction of the Low Town Road from Riley Lane, and Low Town from Riley Park. Anyone familiar with the area will know of the bottleneck created and the difficulty drivers have of swinging cars to turn left or right coming from Riley Lane onto Low Town. Now made worse by vehicles reversing or driving off plot 3.

This development and the critical location at the junction of effectively 4 roads – the 3 branches of Low Town and Low Gate, with the increased number of cars moving off the development onto moving traffic is too dangerous and should not be allowed.

Item 7

This states that "maximum of 6 cars" into the local highway network. This is ridiculous low number and does not represent reality 4 bed roomed properties could have 3 or more cars and the semidetached houses could easily have 2 cars if not more. This figure is more likely to be nearer 8 to 10.

This proposed development will have a significant detrimental effect on the area and is not in keeping with a conservation area.