



## 1. Traffic Impact and Highway Safety

The proposed development would substantially increase vehicle movements along local roads. Existing traffic levels are often at capacity, particularly during peak times, and any additional strain is likely to result in delays, increased pollution, and unsafe driving conditions.

The surrounding road network is narrow in places and not designed to accommodate a higher volume of vehicles. Any intensification of use presents a clear risk to motorists, cyclists, and pedestrians.

## 2. Impact on School Run Safety

Traffic during the morning and afternoon school runs is already problematic. Parents regularly report unsafe conditions due to limited visibility, insufficient parking, and vehicles mounting pavements.

Introducing further traffic from this development will heighten these dangers. Children walking or cycling to school will be exposed to increased risk, and congestion near school routes will become significantly worse.

## 3. Strain on Local Amenities and Infrastructure

Local amenities—including schools, healthcare, public transport, and recreational facilities—are already under pressure. Many services operate at or above capacity, and the development does not demonstrate how additional demand would be sustainably managed.

Without clear, evidenced plans for infrastructure improvement, the proposal risks placing an unsustainable burden on existing community resources.

## 4. Harm to Green Belt and Local Environment

The proposed site lies within (or impacts upon) the Green Belt, an area specifically designated to prevent urban sprawl, safeguard natural landscapes, and preserve openness.

This development would erode that openness, set an unwelcome precedent for further encroachment, and diminish the ecological value of the surrounding environment.

Protecting the Green Belt is essential for maintaining biodiversity, mitigating climate impacts, and preserving countryside access for residents.

## 5. Loss of Village Character

The scale, density, and design of the development are not in keeping with the traditional character of the village.

A development of this nature risks altering the rural feel of the area, undermining its historic identity and creating a more urbanised appearance. This is contrary to local planning policies that emphasise preserving the distinctiveness and heritage of village communities.