

As a resident of Russell Grove, I would welcome reassurances from the council and applicant(s) that due care, diligence and fairness will prevail to maintain the character of the area, pertaining to the two areas outlined below.

I broadly welcome brownfield development & repurposing of land of this kind. It can only help to enhance the character of the immediate area as quiet residential village.

The 2 areas I would like some reassurances on are:

1. IMPACT ON HIGHWAY AND SAFETY & TRAFFIC: ACCESS IN & OUT OF RUSSELL GROVE

At times it is becoming somewhat dangerous, with limited visibility down Old Lane, particularly from high-sided commercial vehicles parking to the left of the exit (as you pull out of Russell Grove). This impacts safety to residents, motorists, pedestrians, school children & families walking to the local Primary and Secondary schools near this busy junction of roads and access at Old Lane/Russell Grove and Croft Street. General increased local traffic (which will be negligible as a result of this application) will be compounded by additional residential traffic with the Riva Homes development on Croft street, bus stop locations and traffic flow at the this junction needs to be taken into account. Consideration should be given to ensuring clear visibility in both directions, possibly with the addition of a mirror directly opposite Russell Grove and some clear road markings to ensure safe traffic flow and exit onto Old Lane for residents of Croft Lane, Russell Grove and this application.

2 EFFECT ON NEIGHBOURING PROPERTIES: RETAINING WALL ADJACENT TO RUSSELL GROVE

Within the last 5 years, the adjoining stone wall between the residences on Russell Grove and Brownhills farm and the allotments has required repair and maintenance due to subsidence, likely from increased traffic on the farm road as it is slightly elevated. As a resident on Russell Grove I would welcome assurances from the applicant(s) that the liability for any repair & maintenance pertaining to the adjoining land, services & retaining wall adjacent to Russell Grove will be maintained.