

This proposal would intensify an already inappropriate industrial use in a rural setting and introduce unacceptable risks and harms. My principal objections are:

1. Increased danger at the T-junction and turning movements onto Newnham Road The junction is already dangerous due to existing traffic patterns, including conflicting right-turn movements (northbound traffic using the central avenue to turn right into Newnham Road, clashing with southbound vehicles turning right into Careys). The proposed development would generate significant additional traffic, particularly HGVs, dramatically increasing the risk of serious accidents such as head-on collisions. This hazard is especially acute at night, in poor weather, and due to visibility issues. Recent incidents, including a severe accident where an individual lost a leg, demonstrate the current dangers—further intensification would make this junction unacceptably unsafe, failing to meet national and local highway safety requirements.

2. Light pollution from overspill lighting The site already produces excessive overspill lighting that glares outward, severely reducing visibility on the adjacent roads (particularly at night and in rain, where it obscures the road surface and oncoming vehicles). Any expansion or intensification would likely worsen this light pollution, harming road safety, residential amenity for nearby properties, and the rural night sky character of the area. This contravenes policies on protecting dark skies, minimizing light spill, and preserving countryside tranquility.

3. Harm to wildlife, nature, and the rural environment The location sits within a predominantly wide, green rural landscape with significant natural value. Further industrial development or expansion would encroach on open countryside, fragment habitats, disturb local wildlife (including through increased noise, traffic, lighting, and human activity), and erode biodiversity. This would cause irreversible harm to the natural environment and wildlife corridors in an otherwise peaceful rural setting, conflicting with policies that seek to protect and enhance natural features, green infrastructure, and ecological networks.

In summary, the proposal would exacerbate an already hazardous junction, introduce or worsen light pollution affecting safety and amenity, and cause unacceptable damage to wildlife and the natural rural character. These are material planning considerations that outweigh any benefits.

Thank you for your consideration.

Yours sincerely,

Laimonas Katarskis

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