

## Representation on Case APP/X1925/W/25/3358840

- Safety of road users and pedestrians
  - The proposed development is at a point where the roadway narrows towards a bridge at its northern extremity; this already presents a risk if a large vehicle meets another from the opposite direction. Approach from Ickleford into Old Hale Way is quite blind, making this the most hazardous section of this road. The increase in traffic flow from the installation of a new car park would add to the current bottleneck.
  - Excess driving speeds are frequent on this section of Old Hale Way. The proposed entrance and exit way for the car park is close to the narrowing section of roadway where speeding is frequent.
  - The capacity of the proposed car park (25 vehicles) would add to the inflow and outflow of traffic on to a roadway near its pinch point.
  - The report on pedestrian use by school pupils does not mention that the Priory School (Bedford Road) has pedestrian access through Bessemer Close and into Old Hale Way, bringing significant numbers of teenage pedestrians and cyclists into the vicinity of the proposed development.
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- Environmental concerns
  - Old Hale Way is a residential road along its whole length. The tarmacking of approx. 3500 sq.m. at its north end will significantly degrade it visually, especially for occupants of nearby houses.
  - The proposed use of the car park will not only increase noise and air pollution but events such as Farmers' Markets and Car Boot Sales will bring a level of commercial activity inappropriate for the area, disturbing the lives of nearby residents through increased traffic movement and trading noise. It is not clear whether such Farmers' Markets and Car Boot Sales will actually be held on the tarmacked area. Farmers' Markets at any time would constitute a commercial activity incompatible with the nature of this residential street.
  - The area, especially when largely empty after daylight hours, could become an unintended gathering point for people to use for noisy recreational activities such as skateboarding, electric scooter and motor bike riding which would cause a nuisance to local residents. At similar times, the area could also be used for sports such as informal football or other games which would pose a hazard if balls were propelled on to the roadway.
  - Areas such as car parks are likely to attract litter. The applicant states that no arrangements are proposed to manage or recycle waste.
  - The proposer states that there is no risk of flooding whereas the proposed area is in Flood Zone 1. The laying of about 3500 square metres of tarmac will not aid drainage and, as rainfall becomes heavier, there is a risk of water making the bund less stable. Recent rains (September and October 2024) caused overwhelmed drainage in the area of Old Hale Way which borders the area of the proposed car park on the west side to inundate the roadway and caused water to fountain from mid-carriageway ironwork. Meteorological predictions suggest that such events will become more frequent as the climate warms. The flooding risks in all Flood Zones may well need to be revised upwards.

- The proposal states that work has not started on the proposed development. It also states that drainage will be via existing watercourses. A recent examination of the site (July 2024) showed what appeared to be a new, dry drainage channel along the north side of the area. Is this an existing watercourse or preparation for the granting of the application?
- Notice of application
  - There was inadequate notice of the original application to nearby residents. As with the withdrawn earlier application (July 2024) no letters were addressed to nearby houses. One official notice was insecurely affixed on a gatepost several metres back from the footway and likely to be seen only by dogwalkers and strollers.
- Further comment
  - It is conceded that the landowner has undertaken many projects to create amenities for the public at his own expense and deserves gratitude for this. His motivation in wishing to create a carpark as detailed in his application is not questioned but the objection to the application is because the siting of the carpark is inappropriate for reasons both of safety and of disturbance of the residential street which is Old Hale Way.