

## Sam Dicocco

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**From:** Sam Dicocco  
**Sent:** 13 July 2021 09:31  
**To:** Sam Dicocco  
**Subject:** FW: 19/00520/OP - Residential Development Croft Lane

Dear Sam

Thank you for advising us of the additional information on this application.

We appreciate the applicant's agent setting out the various options that have been explored, which is very clear. It does however remain our view that the use of Croft Lane for the level of traffic resulting from the completed development and during the construction phase will be harmful to the safety of its users, the amenity of residents and the character and setting of the Conservation Area.

We do query the approach taken of continually trying to amend the existing proposed access through minor changes in order to seek to address concerns, when there should be a more fundamental review of the scheme, including the potential for alternative access that in our view has not been explored in sufficient detail.

This also leads to a series of questions, for example, has the County Council Highways formally confirmed that they would not accept alternatives on Cashio Lane on the ground of cycle and pedestrian compromises that this may necessitate if this is presented as a compromise? What attempts have been made to acquire land on Norton Road and Cashio Lane, which could be an alternative?

There is an opportunity to re-examine the whole basis of the scheme, so for example, what would be the implications if the density of the scheme was to substantially reduce? Would this mean that the impact on Croft Lane be reduced to a more acceptable level, could the development then be served by Cashio Lane? Could this then facilitate a two access approach (Croft Lane and Cashio Lane) both serving parts of the site? Are there any temporary options for construction vehicles?

In the absence of this fundamental review of the scheme, we cannot be satisfied that the access as proposed on Croft Lane is the only option as presented in the supporting material and we remain concerned about its impact.

If you have any queries, please do contact me.

Many thanks

David

David Ames  
Executive Director – Stewardship & Development

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