

Elaine Bonnon

From: Jane Robertson
Sent: 17 September 2012 12:04
To: LDF
Subject: Colden Common VDS Consultation

Dear Sir,

I feel the protection from development for environmentally sensitive areas of the village needs to be enhanced and strengthened. The VDS repeatedly states that the residents feel very strongly about retaining the rural look and feel of Colden Common, and new developments that are increasingly high density to be financially viable for developers, would not be able to maintain the character of the existing village.

There have been some moves on the part of a landowner/developer to seek permission to build on the plot opposite Colden Common Primary School's main entrance on Tees Farm Road. I am extremely concerned about the effect that increased access from this would require, to what is already a busy road, at a point where drivers seem to increase their speed despite clearly being in a built up area and near a school. Any further development in this area would inevitably lead to a substantial increase in traffic in this sensitive area, particularly at peak times, when residents would be needing to travel to work, possibly in a hurry and not always taking due care, just as children are either walking to the bus stop for the Kings' buses, for which they need to cross the road or arriving at CCPS, for which they would also need to cross the road. The current road layout already presents a 5-way interference junction, if you add in the turn off to Upper Moors Road. Children at a Primary School are too young to be able to cope with these traffic complications and the potential for a serious accident cannot be underestimated.

Furthermore the hedges along this stretch of road are protected.

A number of elderly residents are also regular users of the pavement along Tees Farm Road, to access the Co-op and the Community Centre. This pavement already suffers from some pretty major problems where a very large oak tree has uplifted the pavement and narrowed the area to walk on, tilting the surface into the road, just at the point traffic speeds up after the junction with St Vigor. There is a significant trip hazard for both elderly residents with impaired mobility, as well as for young children and is virtually unusable for mobility vehicles and wheelchairs.

The particular field that the landowners wish to develop has been in use recreationally for a number of years and is well-regarded by local children for its tobogganning when it has snowed. There are also suspected to be a number of rare species of insects on this land, as it has been left uncultivated for many years.

In the hope that my views will be given serious consideration in the consultation process

Regards

Jane Robertson
Resident of Colden Common