On Line Comments

Application No: 14/12118/OUT

Comments: It is to access, leave or transit the town centre area. Traffic flows have increased significantly over the last 2-3 years, to the extent that, even during quiet periods, it can now be difficult to enter the traffic stream when leaving the house even when turning in the same direction as nearside vehicles. If it is necessary to cross both traffic lanes, it is at best difficult and - at peak times - almost impossible to get across both. Not only does this lead to frustration, but it is becoming a genuine hazard due to limited visibility along the road and the relatively high speed of some of the vehicles moving along it. The traffic mix, which includes a significant percentage of heavy vehicles, further increases risk levels, and it can only be a question of time before accidents occur.

In sum, the amount of traffic using Rowden Hill is already significantly in excess of any reasonable level and the quality of life of residents is being steadily eroded. Even leaving aside environmental concerns such as increased pollution and noise, it seems inconceivable that any housing scheme which would generate additional traffic flow along this busy artery could be seriously considered. And yet, this is what is being proposed within this application.

Whilst the developers have acknowledged some earlier objections by dropping the concept of a bus lane, they also acknowledge, but don"t address, the issue of increased traffic. Given that the original bus-lane concept represented due recognition that increased traffic would be an inevitable consequence of the proposed development, its abandonment on the grounds solely of its impractability leaves the proposal without any solution to offer to counter the resultant traffic increase they know will occur.

Whilst I have no problems, in principle, with the concept of a housing development in the envisaged locality, I believe this cannot be permitted go ahead unless and until a satisfactory solution has been devised and implemented to reduce traffic flows along Rowden Hill. Possible solutions have been discussed for some considerable time and are well known to planners so require no reiteration here.

What does bear reiteration is the fact that the traffic density on this road is already too high and getting steadily worse. It should be addressed irrespective of the planning proposal. Most definitely, a solution should be a pre-requisite before any agreement to the application is seriously considered.

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