

18 September 2023



Re: Sunnyside, Barker Lane, Mellor, BB27EE - 3/2023/0424

Areas of Challenge to the proposal ...

(1) Access to proposed site for construction traffic, construction materials and contractors directly via pedestrian access from Barker Lane.

Should access via Long Row for “unfettered right for vehicular parking” be refused then there would be only 1 remaining means of access to the site, via a long privately maintained pedestrian footpath directly from Barker Lane, this would be unviable for the following reasons ...

- Barker Lane is too narrow for construction traffic causing significant congestion
- The pedestrian walkway linking Barker Lane to the property is unsuitable for transporting construction materials

Barker Lane is a narrow minor road with only single file traffic in some parts with barely passable alternate directional traffic in others, typically (in many locations) on the Lane, one vehicle would need to stop for another to pass safely.

The location of this remaining point of access for the site is at one of the roads narrowest parts where vehicles currently have to stop/slow to allow other cars to pass safely.

The vehicular traffic mix contains, Heavy Goods vehicles, Buses, Farm vehicles, Refuse vehicles, emergency vehicles all of which currently have to stop at this point to allow other vehicles to pass. The Lane is also a popular pedestrian route with many people using it daily.

The existing dwelling material removal and subsequent construction of the proposed new structure would require heavy construction traffic in constant flow, multiple skips to remove waste materials and a large number of contractor vehicles parking at this location for many months indeed years.

This prolonged amount of work could not be undertaken without causing significant traffic congestion and disruption for other users of Barker Lane and its residents, also impeding safe access/exit to and from their driveways.

The parking of vehicles in this area would also force pedestrians, unable to see around those vehicles for oncoming traffic, into the middle of the Lane and directly into the path of oncoming vehicles increasing both the risk of accidents and a heightened safety risk for pedestrians.

Transporting heavy materials via this route also brings significant potential for causing damage to the narrow walls forming the boundary of the footpath and the footpath itself whilst manoeuvring heavy, bulky construction materials innumerable times to/from the site.

(2) Owner and visitor parking of the new dwelling

Despite the availability of off-road parking spaces at the top of Barker Lane close to the Spread Eagle (where the previous occupants parked), the current owner parks directly on Barker Lane to access the site.

This already, with only one car always causes significant congestion, with multiple cars and large vehicles having to stop and wait to pass slowly.

This congestion the current owner is unaware of due to the fact the property is >c.100m away from the road. However, all other residents in the direct vicinity are subjected to the heavy revving of engines, horns being sounded and additional acceleration noise as the stopped vehicle finally is able to progress up the Lane that this obstruction causes constantly whenever the site is visited.

The concern is that if the proposed new structure goes ahead and a family moves into the dwelling, then with no designated parking area they will park multiple vehicles on the Lane causing permanent obstruction to traffic flow, increased risk to pedestrians using the Lane and disruption to safe access to and from driveways.

The application inexplicably makes no reference to the owners current or future use of Barker Lane, I would advocate the planning team undertaking an extensive survey of the proposal in order to fully consider the congestion, access and pedestrian impact outlined above before any decisions are reached.

Kind regards,

