**From:** susan
**Sent:** 03 May 2018 19:30
**To:** Caroline Ford
**Cc:** Planning
**Subject:** 17/02394/OUT | Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road

Dear Caroline

I have some comments on the developer’s further response to Highways comments:

*“Furthermore, the applicant is offering the provision of a proposed pedestrian refuge within the hatched area of the right turning lane at this junction which is likely to reduce the speed of vehicles travelling through this junction which will inevitably reduce the potential for this type of accident from occurring again.  It will also provide a safety benefit for the area”.*

I use this very busy junction twice a day at least.  In my opinion, pedestrians standing on a refuge in the middle of the road here will cause substantial visibility problems for drivers trying to turn right.  No consideration appears to have been given to this.  I also completely disagree that the refuge area will reduce the speed of vehicles along this stretch of road – very few appear to observe the 40mph limit now as they come around the bend from the south.  There are near misses at this junctions all the time, which are not included in the accident statistics.  I think that encouraging pedestrians to cross this dangerous stretch of road is highly irresponsible.  From the Berry Hill Rd side the visibility to the right is limited, but when trying to cross from the opposite side there is no visibility at all for pedestrians around the bend to the left.

*“New footway along the northern side of Berry Hill Road between the junctions of Horn Hill Road and Oxford Road, to provide additional safety benefits for all road users.”*

The footpath and dropped kerb along Horn Hill Road appears to be encouraging pedestrians to cross Horn Hill Road directly at the bottom of our driveway, which serves 5 properties.  Strangely, our driveway is completely missing from the diagram the developer has provided.  There is also no mention of the impact the proposed footpath will have on the setting of the listed properties in the Conservation Area at the junction of Horn Hill/Berry Hill Roads.  According to the developer’s diagram, the footpath will run right across the front lawns of these properties (Horn Hill Cottage, Cherry Tree Cottage).

Can I also point out that the existing public footpaths that the developer believes could be used to provide access to the village are unmade, unlit, cross private property and fields of livestock.

This is an unsustainable development which will ruin one of the last remaining rural entrances to the village, exacerbate problems at a very busy junction, destroy a green corridor into the heart of the village and a timeless view of St Mary’s Church.

Susan Bradley

Shotover Lodge

Horn Hill Rd

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