

Statement from the Jackson Meadow Residents Association

On behalf of the Jackson Meadow Residents Association I propose that the two parcels of land South of Jackson Meadow be removed from the parish plan for future development as access from both sites is totally unsuitable. All land formerly known as St Mary's Meadow was included in the plan in 1996 (sixteen years ago) and it is felt that this is no longer relevant for the following reasons:-

The land was not developed at the time of the Cavanna Development which was completed in 2008.

The original draft application was refused in 1998 as the approach roads Trafalgar Road and Gibraltar roads were deemed too narrow – Reason for refusal:-
'The proposed development would result in the increased use of the approach roads which are considered inadequate to cater for the additional traffic generated by the development proposed with a consequent hazard, danger and inconvenience to road users.'

It was written into the draft outline planning permission of 1999 Paragraph 4
'Before any development commences on the site .Trafalgar road shall be widened to a minimum of 5.5metres (18.0ft) with two 1.8 metre wide footways in accordance with the plans approved.

Reason – **'In the interest of highway safety'**

This requirement was somehow left out of the final grant of conditional planning permission in 2006 – either conveniently or otherwise but this work was never carried out and Trafalgar road remains only 4.8 Metres in width or 16.0ft. Interestingly Jackson Meadow is just 4.7metres wide or 15'6" actually narrower than its approaches. It is therefore somewhat at odds if it is proposed to have further development with access onto our road which can only make a potentially dangerous situation worse than it already is.

The residents of Jackson Meadow were only provided with space for 1.5 vehicles per household when a recent survey revealed most had at least two vehicles. Anybody that lives in our road knows how difficult it is to access the road because of parked vehicles and the narrowness of the highway. It is also difficult to negotiate Trafalgar Road for the same reasons.

Should any development take place on either parcel of land and access and egress is via Jackson Meadow there would be a real danger of injury or even death to road users particularly to any one of the 62 children under the age of twelve that live and play in the road. There would be a real danger from site traffic during development and from the resulting increase in residential traffic following development. Alternative access must be found before any planning consent is given.

Geoff Lill (On behalf of JMRA)

