

# LEIGH PARISH COUNCIL

***Clerk to the Council***

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13<sup>th</sup> July 2023

**SE/22/02495/OUT: Land South of Greenview Avenue, Leigh**

Further to the additional submissions published on 23<sup>rd</sup> June 2023, Leigh Parish Council attach a Technical Note on the transport proposals submitted by the applicant. These have been prepared on the Parish Council's instructions by C&A Consulting Engineers.

The Technical Note provides an independent review of the transport and highways aspects of the proposed development. It is based on a review of the development proposals, including supporting evidence, as well as dedicated visits to the site and surrounding area.

The Note considers, from a qualified and independent perspective, many aspects of the transport proposals relating to the site and concludes:

1. The proposals cannot reasonably be considered sustainable development in the context of the NPPF, in particular para. 110 (a) due to:
  - a. a lack of amenities within practical walking and cycling distance,
  - b. unacceptable walking distances to bus and rail services and insufficient provision of those services to have any reasonable expectation of sufficient encouragement of future residents to use sustainable modes of travel.
2. There are significant shortcomings in the active travel infrastructure provision (in particular walking routes), compounding the sustainable accessibility and failing to accord with para. 110 (c) of the NPPF to provide safe and suitable access for all users – in particular for those with restrictions on mobility.
3. Increased safety risk to existing users through increased development vehicle traffic on the same routes.
4. Development access is deficient with respect to the requirements of the Kent Design Guide.
5. Mitigation is not demonstrably deliverable and would give rise to material implications that are themselves:
  - a. contrary to policy in the NPPF,
  - b. further prejudicial to pedestrian safety, contrary to para. 112 of the NPPF and
  - c. undermining the attractiveness of the existing environment to achieve those changes, contrary to para. 130 and 131 of the NPPF.

The Parish Council has previously registered its opposition to this proposed development given, amongst other things, its:

1. Impact on the Green Belt
2. Impact on the Leigh Conservation Area
3. Access
4. Highway Safety Issues
5. Pedestrian Safety Issues
6. Impact on The Green
7. Safety of Leigh Primary School and Scribbles Preschool children

None of the new submissions address any of the specific concerns we have raised and simply appear to ignore the many issues.

We strongly support the conclusions that have been clearly set out in the Technical Note but notwithstanding its focus on policy and legislation what is of our utmost and genuine concern is the safety of our parishioners, visitors and their children. None of the applicant's proposals persuade us that their safety has been at the forefront of the developers' mind. We also cannot see how this development does anything other than impact negatively the very character and central environmental and amenity feature and value of the village – The Green. We reiterate that this development is in the wrong place. We again urge the SDC to reject this application.

The Parish Council will write separately commenting specifically on the applicant's Construction Transport Management Plan which we find lacks much detail, contains few real commitments and in some quite significant areas is factually incorrect.

Louise Kleinschmidt

Clerk, Leigh Parish Council