

Dear Peter,

The Applicants' Transport Statement does not reflect any of the corrections and amendments called for during the earlier public consultation conducted during the initial planning application PL/2023/06725, precipitating a number of risks, some of them already manifest as issues.

Most seriously, by ignoring the objections raised during the initial consultation, it persists with the false narrative (propagated in sub-paras 2.2.1 to 2.3.1) that Longleaze Lane is little used, serving only one property (Bowerhill Lodge, whose owners sold the land upon which the care home is now being built) and that although the lane 'appears to be used' by other properties, their use of Longleaze Lane isn't critical because they have other means of access through Saxifrage Bank.

The truth of the matter is that for more than 200 years, Longleaze Lane has served as the principal means of access for my property, the Grade II listed farmhouse that once owned all of the surrounding land, including Bowerhill Lodge and the land sold for redevelopment as a care home. More importantly, the original farmhouse, Bowerhill Lodge Farmhouse, was sub-divided into a number of separate dwellings approximately 25 years ago, with an associated re-development of its kitchen garden into a further 5 new-build houses (collectively known as Farmhouse Court), creating multiple dwellings that continue to use Longleaze Lane as their only means of access.

Whereas the new build Farmhouse Court properties do have access through Saxifrage Bank (an adjacent housing development built at or around the same time), Longleaze Lane remains the sole means of access for 3 of the properties comprising the original farmhouse (Berkeley House, Dovecote Cottage, Butlers Quarters), as well as a 4th property (Bowerhill Lodge Cottage, built either as a gate house to the farmhouse, or as an adjunct to Bowerhill Lodge). This means that there are 5 families that use (and pay to maintain) Longleaze Lane as their only means of access (c. 50 movements a day, including daily commuting, school runs, deliveries etc.), and the sole means by which fire engines, ambulances and other emergency vehicles can access their properties (see attached schematic).

As a consequence, all of the assertions made in the Applicants' Transport Statement relating to traffic volumes, geometry and the efficacy of a shared entrance way, never mind the safety, or otherwise, of a new junction created on a blind bend of a busy road used by hundreds of school children every day, are based on false assumptions.

The Applicants' Transport Statement and all associated decision making requires the attendant risks and mitigations to be properly reviewed, noting that concerns about the safety of the junction, particularly during the construction phase, clearly expressed and supported by the Highway Department (10 April 24), but otherwise ignored during the initial planning phase, have already manifest themselves as a precipitate risk to the safety of residents and our children. When brought to the attention of the Applicant these risks were subject to corrective action, for which my family and other shared users of Longleaze Lane are grateful (see attached email). However, over-arching concerns about the safety and efficacy and of a new, busy and very awkward junction remain.

None of the families living in the Bowerhill Lodge Farmhouse properties, who are among the most likely to be affected by the development, appear on your list of 'Consultees' or 'Neighbours'. However, my understanding is that the owner of Bowerhill Lodge Cottage, Jodanna Geneen, the only one of us to have received any sort of planning notification, has already written to you, and that by way of response you have asked to see her Title Deeds? If you wished the same of me, and of any of the other farmhouse residents affected, it would seem far more efficient, and, if I am honest, a little less like we were being asked to do The Council's job for it, if you were to come and visit the site. I would otherwise be interested to know why a right of access that has been continuously exercised and known about since 1760, and which has been trailed at every previous stage of the planning process, requires any further proof or illustration.

Thank you for your attention to this matter.

I have copied this letter to the owners of Bowerhill Lodge Cottage and Butlers Quarters.

Yours sincerely,

Air Vice-Marshal (ret'd) Gavin Parker CB OBE BSc MA

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