



21<sup>st</sup> July 2023

## Proposed Build-out – Edlesborough High Street

Edlesborough Parish Council wish to object in the strongest possible terms to the proposed build-out in Edlesborough High Street .

This proposal by Jarvis Homes Ltd is to comply with a condition attached to Appeal Decision APP/J0405/W/21/3281241 relating to application 21/00780/APP (14 new homes on land at Good Intent) in which the Planning Inspector specified:

*“No development shall commence until a minimum vehicular visibility splay of 43 metres from 2.4 metres back from the edge of the carriageway from the southern side of the Good Intent/High Street junction and a minimum visibility splay of 39 metres from 2.4 metres back from the edge of the carriageway from the northern side of the Good Intent/High Street junction shall be provided in accordance with the approved plans and visibility splays shall be kept clear from any obstruction which exceeds 0.6m above ground level.”*

The Inspector apparently recognised that he did not have the authority to approve the details of the build-out proposal itself and so he conditioned that *“the works need to be undertaken as part of a S278 Agreement with the Highway Authority”*.

The Parish Council accept that creating the build-out would move the edge of the carriageway outwards on the northern side of the junction so that the required visibility splay would theoretically be achieved, but in practice it would actually make things worse. The build-out would displace existing parking spaces resulting in vehicles that would previously have parked at that location parking closer to the junction. Consequently that would increase the risk that the vision to the left of anyone exiting from Good Intent would be blocked by parked vehicles. Vehicles parked close to the junction are already a problem visibility wise and the loss of existing spaces simply makes matters worse.

In theory, northbound vehicles waiting to pass through the width restriction would be an indication to drivers turning out of Good Intent that a vehicle was approaching the junction in the opposite direction, but it is sometimes difficult to distinguish between a parked vehicle and a waiting one. Thus if the driver assumed the waiting vehicle was parked and their visibility of the approaching vehicle was blocked, there is a strong likelihood of them pulling out of the junction in the path of the approaching vehicle.

The Appeal Inspector expressed an opinion that it was unlikely that drivers would consider it suitable to park between the build-out and the junction, but local experience of a similar build-out in Cow Lane near the Surgery has shown that people do in fact park right up to the build-out at both ends. Furthermore they also park right up to junctions even though it is illegal to park within 10m of one. This is a consequence of there being no enforcement of parking restriction in the Parish.

Furthermore because vehicles travelling in a southerly direction would have priority when passing through the carriageway width restriction, there would be no incentive for them to slow down as they approach the junction. Consequently vehicles turning right out of Good Intent would have reduced visibility of vehicles approaching from the left at undiminished speed. A junction that is already judged to be substandard would become even more unsafe as a consequence of this proposal.

There is already a great deal of on-street parking in the vicinity of the shops which causes considerable congestion in the immediate vicinity. This is currently a major local concern and the proposed build-out would simply make matters worse. An alternative scheme for achieving the necessary visibility splay must be found.

There are other possible solutions to the visibility issue, some of which were explored during the application process for the development at the bottom of Good Intent, which the Council regard should be revisited with the Highways Authority.

Yours sincerely

Miss P Pataky  
Clerk to Edlesborough Parish Council