

Comments for Planning Application 23/02130/APP

Application Summary

Application Number: 23/02130/APP

Address: Land North Of Good Intent Edlesborough Buckinghamshire

Proposal: Redevelopment of the site to provide 18 residential dwellings with parking, landscaping and all necessary infrastructure.

Case Officer: Emma Mumby

Customer Details

Name: Councillor John Wilkinson

Address: 6 Jacksons Close Edlesborough Dunstable

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council has noted the Transport Statement Addendum that has recently been added to the documents associated with the above planning application. The ramifications of the addendum were discussed at the Parish Council meeting held on the 21st September 2023.

The addendum proposes an alternative to the High Street build-out previously proposed to resolve the Good Intent junction visibility issue. This latest scheme proposes moving the give-way line 1.1m further out into the High Street carriageway. Whilst this would provide a theoretical solution to the visibility problem, the view of the Council is that it would be inherently dangerous.

The width of the High street carriageway either side of the junction is approximately 6.3m and moving the give-way line as proposed would restrict the carriageway width to 5.2m at the junction. The consequence of that localised narrowing is that vehicles travelling along the High Street towards the shops would suddenly be faced with a vehicle waiting to exit Good Intent that was apparently sticking out 1.1m into the carriageway. That would be very likely to result in a collision, especially if there was another vehicle travelling in the opposite direction, unless there is very prominent warning advanced warning of the width reduction and very clear road markings highlighting it.

The Parish Council therefore strongly OPPOSES the revised scheme in addition to the other objections previously submitted in its response dated 21/07/2023.