

Copy of response sent to objectors to both schemes.

Goya (Broomhill) Ltd & Woodland Family Trust were granted planning permission for a commercial development behind the Gateway Trading Estate on 3 March 2022 (Application Number: 20/03825/FUL).

Goya and Woodland Family Trust are not able to await the outcome of application 22/03450/HYB, due to the uncertainty of it being granted planning permission and the very long implementation timescales even if it were to be granted planning permission. The works are all paid for by the developer and will improve access arrangements and safety for all stakeholders.

The waiting restrictions that are being proposed as a result of the council's conditions of the planning permission for the development behind the Gateway Trading Estate and the recommendations of an independent safety audit which is a statutory process. Transport Planners and engineers have worked closely with the council to develop a scheme of highway works that meets national and local design and safety requirements.

As part of the development, various initiatives are being implemented to promote and maximise sustainable modes of transport for the development and its neighbours, including the installation of the bus lane and upgrading the existing bus stop to include easy access kerbs and a bus shelter. Parking bays are also being installed on the development's site for all its users.

Extending the yellow lines to the surrounding roads would prevent residents from parking there and the bus lane has been requested by council officers to improve bus access in the area. This proposal is only on the roads stated any further parking restrictions or schemes should be put forward to the local district council.

This scheme of highway works is not due to the proposed new access roundabout on London Road and the erection of a retail food store; this relates to a separate proposed commercial development behind the Gateway Trading Estate. The works are being funded by the developer, not the taxpayer.

In general, cyclists are prohibited from using bus lanes unless they are specifically exempt in the traffic order and by means of signing on the road. As there is no safety reason that would prevent cyclists from using this bus lane, they are being allowed to use it.

We would ask that you please report any inappropriate parking on Beechenlea Lane to your local council in the first instance. If a person has blocked your driveway and is preventing you from getting your own vehicle out, please report it to the police. Detailed traffic studies have been carried out to demonstrate the adequacy of parking and approved by County Highways and the local planning authority. This Traffic Regulation Order is purely about implementation of the approved scheme.