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18th April 2024

Cover Letter for the Removal of Condition 2: Road Widening of Planning Application S/023/02295/23

This condition was first included as Condition 5 in 2015 of the original planning application for the Common Lane site, S/023/01193/15. The condition for road widening has been carried through all the subsequent seven planning applications since 2015 and not been fairly reconsidered on the latest application S/023/2995/23. It is a very onerous condition as Common Lane is a no through road serving only one other residential address, it is a very short distance from the new entrance splay that has clear visibility.

In the 2015 original application the road widening was to go 130m in length to accommodate all the drive entrances off Common Lane. In the approved most recent plans in S/023/02295/23 the new private drive access that serves all the properties is located in the same position as the driveway between plots 1 & 2 as in the original application of reserved matters (S/023/0895/18). In an application in 2020 to amend the road widening condition for approved to remove plots 1 & 2, so that they could be developed without the road widening taking place, S/023/00249/20 condition 3. Therefore, the condition to widen the road on the S/023/02295/23 is in fact in the same place that it was previously considered not necessary.

It is also most unfair because a development on Wildshed lane, Burgh le marsh, received planning permission for 8 residential dwellings (S/023/00513/16 & S/023/01930/19), and a further 4 more on a subsequent application (S/023/00156/24). On the same lane there is a further 9 houses on the opposite southside of the lane. Wildshed lane is a through lane to Bratofth village serving heavy agricultural vehicles and the throughway to both business and residential properties. No road widening was imposed in either (S/023/00513/16) or (S/023/00156/24) applications despite a narrow single-track lane similar to Common Lane with approximately 160m to the entrance driveway serving 12 houses and a further distance of 80m to the furthest driveway serving the on the South side of Wildshed Lane. There is more than enough room to widen the road here however neither of the applications have any such condition to do so. This is extremely unfair and inconsistent between Common Lane and Wildshed Lane despite Common Lane having a shorter distance to the access road, with only a single residential dwelling opposite the site, the road it serves has less properties, and it is a no through road.