

**Clerk to the Council/RFO: J Hodgkiss**

**Chairman: Cllr. C Clode**

**“Protecting and improving the quality of life for all Bayston Hill residents”**

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22.24

**Planning Application 24/00765/FUL** - Hybrid planning application seeking (a) full planning permission for the creation of 114 dwellings, open space and infrastructure with access from Lyth Hill Road and (b) outline planning permission for up to 4no. serviced self-build plots

Additional comment in response to comments made by the National Highways Authority as a statutory Consultee for this application.

Bayston Hill Parish Council declared a Climate Emergency in 2021 and has established a Carbon Neutral Working Group to develop plans and actions to help the Parish meet this aspiration. This application does not in any way help the parish to achieve this goal but increases the likelihood of failure considerably by introducing estimated 1493.4 CO<sub>2</sub>e per year based upon the Impact Climate Tool. There is little evidence that this is going to be offset in any significant way and this is further supported by the comment below in the National Highways Authority Consultation comments for this application.

*The Climate Change Committee’s 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 74 and 109 prescribing that significant development should offer a genuine choice of transport National Highways Planning Response (NHPR 24-02) February 2024 modes, while paragraphs 108 and 114 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.*

- Walking distances for this development are at the preferred maximum or in excess of this.
- PROW should not be assumed to be suitable all year round for routine public use.
- On-road cycling is already precarious due to the already very busy nature of Lyth Hill Road and the amount of on street parking that is undertaken
- We do not currently have a regular and reliable bus service for the village.

For the above reasons and the concerns tabled by the National Highways Authority we cannot agree with the statement below as the summary for the Travel plan submitted by the developer.

*Summary 3.27 The above review demonstrates that the site is readily accessible by a variety of modes of transport that have the potential to reduce reliance upon the private car. It is therefore considered that residents will have a real choice about how they travel and that the proposals therefore accord with the guiding principles of the NPPF*