

Considered Responses

* Increased traffic on Church Lane

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Vehicular access from Church Lane is being limited to emergency & service vehicles only, this will show a net reduction in traffic movement. A new access drive, in line with county highways standards, is proposed off Oulton Road, south of the village & will provide access for the care home (inc visitors), retirement accommodation & playgroup.

* Additional parking requirements and pressure on existing roads.

Car parking is being created in a controlled and considered manner. Spaces off Church Lane are being relocated to the south, more readily accessed from the new drive and positioned more centrally, reducing impact upon village.

* The setting of the existing listed buildings.

The suggested scheme has been carefully positioned to have minimal impact upon the setting of the listed buildings. By siting to the north of the site the scheme stays well clear of the most sensitive elements. The proposal also adopts the courtyard arrangement of the Abbey, as well as the cloistered/ covered walkways.

* Justification of demolishing of listed buildings.

Very few structures are to be demolished and none of architectural or historic merit. Through selective demolition the more valuable listed structures will return to prominence. Those to be removed are the concrete prefabricated structures currently housing the playgroup/ staff areas & ancillary structures such as derelict greenhouses and sheds.

* Justification of 'very special circumstances' for any development in the green belt.

The proposals will offer much needed improvements to a care home that whilst offering a well-recorded, high level of care is restricted by the existing spaces that are not to current industry standards. In terms of the village grain, the proposals form an infill development in an established built-up residential area. The proposals seek to provide a sustainable and viable long term future for the abbey grounds and listed buildings. A portion of the Rickyard is to be allocated for community gardens and allotments.

* Retention of Convent Lane as a rural road.

The current proposals retain the existing rural nature of Convent Lane. Two existing farm accesses will be used serving two private dwellings only as part of the conversion of the existing barn.

* Concern over the existing utilities / service infrastructure capacity.

The relevant statutory bodies will be consulted to identify whether current infrastructure has sufficient capacity to accommodate the proposals & upgraded as required.

* Concern over proximity of any new build construction to the terraced houses in Church Lane.

The scheme is conceived as a continuation of the existing built form along Church Lane. By working with the site topography the proposals will step down the natural gradient with the ground floor being predominantly below ground relative to Church Lane. This will minimise impact upon neighbouring dwellings. The proposals will strictly adhere to planning authority requirements.