

28/08/2026

Ref: DC/26/1089

Collyer's Proposed New Technology Centre and Parking

Our objections to these proposals are as follows:

The new car park is now proposed to be closer to our property boundaries than originally indicated. We already suffer noise, air pollution from exhaust fumes, and danger from speeding cars at the front of our Hurst Avenue properties. This proposed linear car park to accommodate 144 cars will result in exacerbated noise, air pollution, and danger to the rear of our properties too. A linear car park format as opposed to an area format is likely in itself to invite a tendency to speed. This cannot be solved with speed bumps, which will only result in more noise from braking and acceleration. Neither will it be solved by double planting bushes at intervals alongside the dual carriageway.

The 'Noise Statement Paper' refers to work done to determine that the noise level from the existing car park is acceptable. However, the existing car park is adjacent to only one house whereas the proposed car park is close to eighteen houses. Eighteen houses will suffer noise nuisance under the proposed car park, but only one house suffers under present arrangements.

There are families in Hurst Avenue with young children, to whom the traffic using the proposed car park in close proximity to their gardens, would present increased risk.

We are already disturbed by bright lights in the railyard shining into our front bedrooms at night. We strongly object to the prospect of experiencing the same lighting nuisance in our back bedrooms as well. The huge four metre high columns which are proposed for lighting the area will be close to our property boundary and even with partial shields, light will still penetrate our bedrooms.

Allowing constant public access via the proposed car park presents a significant security risk to us. All Hurst Avenue rear gardens will be vulnerable to intruders entering via the car park, both day and night.

We consider the proposed reconfiguration of vehicular and pedestrian access compounds traffic congestion issues on the already busy Hurst Road for the following reasons:

- Increased traffic flow from a wider dual entrance/exit would be dangerously close to the pedestrian crossing
- As proposed, the dual entrance/exit would be directly opposite the hospital car park exit
- The current one way in/out system is safer than the proposed widened two way gate
- It will be close to the new care home entrance being built opposite
- It is close to the access/exit for ambulance and police vehicles

Increased traffic causes increased risk of harm to the public. Vulnerable sectors of society are all affected at this congested location; emergency services and ill patients coming from the hospital opposite, young children coming from the park opposite onto the pedestrian crossing, elderly residents coming to and from the new care home.

We have no information as to the hours of use of the proposed car park.

The proposed location of the new Collyer's car park will inevitably suffer water logging. Our rear garden becomes water-logged already every winter. The gradient of Collyer's field slopes towards the proposed car park, parallel to our gardens and will therefore be vulnerable to flooding.

The School Premises (England) regulations 2012 state:

'Suitable outdoor space must be provided in order to enable;

- a) physical education to be provided to pupils in accordance with the school curriculum*
- b) pupils to play outside.'*

This 2012 regulation supersedes the previous requirement of outside space proportionate to the number of pupils in the school.

As we have observed that the two main rugby/football pitches are only in regular use for two afternoons a week during term time, we feel there is ample space for an area car park to be located elsewhere on the site, instead of the linear car park as proposed.

