

Planning Response for 13/16/00014

In keeping with the council policy of encouraging Bridgwater College (Cannington) in developing its capabilities, we support this proposal for a new teaching facility. The building compliments existing structures and does not offer a compromised or adverse challenge to the village in terms of visual impact.

However the proposal support documents do contain information which is a cause for concern. The framework travel plan and the transport statement appear to cover a much larger scope than this proposal, thought to be the 200 bed accommodation and infrastructure, and it is in this area where the concerns lie.

Parking: 350 students plus 20 extra staff and only 118 + 2 disabled parking spaces. This is considered to be wholly inadequate. Although designed to local rules the analysis does not take into account the fact that the vast majority of mature students have cars, the student supply field is national and international, the village has insufficient parking for residents and service providers. Recent experience with other projects' travel plans has shown them to fail on a grand scale. The college may have parking to the North East local to the Animal Centre and on the Downs. This however raises the question of road safety. To access the facility students would be required to cross the road in the southern lea of the Rodway Road ridge, dangerous, there would be a need for traffic calming or other road restrictions.

Chads Hill Access: Chads Hill is a lane with no footpaths and few refuge recesses and a history of incidents. Although the proposed access is marked for emergencies it still raises the concerns as follows;

Access and egress onto this lane would be dangerous; it is narrow and has limited visibility.

Layout indicates 'The Old Well' would be lost to run outs.

Flash rainfall as in 2012, would empty college area onto the lane and High Street.

The sighting of the access and its wider design suggests that it is intended as a major construction access, a problem for lane users and for the High Street.

The project is not within the Village Development Boundary.

The requirement to demolish Montgomery House is not on the proposal application form.