

2011 Island Plan: Interim Review

Reply to Minister's Response

LONGUEVILLE NURSERIES

November 2013



The owners seek the Inspector's endorsement of the Minister's proposal to rezone Longueville Nurseries.

The Minister's response (Vo1 1) are all supportive of the rezoning and therefore no substantial comments are made in addition to the representation of September 2013.

Most of the issues raised in the public representations would not affect the broad principle of rezoning which the Examination in Public seeks to address. Nevertheless, I trust the following specific comments are helpful to the Inspectors:

Traffic generation & Highway safety

Contrary to the public representations made that suggest the additional traffic would be unacceptable, the Initial Transport Appraisal prepared by AECOM 30th November 2009 concludes *'there are no transport reasons why a proposed residential development of up to 30 dwellings at the Longueville Nurseries should not be included in the adopted Island Plan'*.

Furthermore, the report states *'a proposed residential development of 30 dwellings would be unlikely to result in a material traffic impact'*. These conclusions are based on the analysis of existing and proposed traffic movements and the existing highway network, and therefore we believe disprove the opinion offered that potential traffic generation is a reason not to rezone this site. The Minister for Transport and Technical Services as Highway Authority also supports the rezoning and has not stated that increased traffic movements would be unacceptable.

The visibility splay from the New York Lane to Longueville Road has been secured by Condition on Permit P/2010/1267 of a neighbouring development (see picture below). This has removed the single most important highway safety concern.

