

From: Donabie. J

Dear Sir/Madam,

I am writing to confirm some of the many reasons why **I am against the 'draft planning brief'** of the Rainbow Industrial Estate that the current owners, Workspace Group have proposed.

1. The site does NOT have a suitable access

- a) it has ONLY 1 access
- b) the access even with the new plans to have a 'kiss & ride scheme' will NOT work due to the volume of traffic
- c) the space area is far too small to support such a scheme
- d) the access area is situated at a very busy & dangerous road bend.
- e) currently pedestrians use the lights crossing - this often causes traffic jams, usually during peak times and will be made worse by the increase of cars driving in & out of the access area
- f) more pedestrians going in and out of the Rainbow site will add to the traffic jam problems
- g) The police, ambulance & fire brigade services do not like large developments with only one access - can cause problems in an emergency

2. Parking

- a) the 'brief' does not confirm the number of parking spaces etc but new housing units will add to the current parking problems in the area and have an impact on the local residents who have trouble finding a parking space now
- b) parking is required for all in Raynes Park area these include commuters, residents, visitors and those who work in the area.

3. Added pressure on local amenities etc

- a) currently the drains can not cope and there are many flooding areas in Raynes Park - a new housing 'concrete jungle' will add extra flooding due to rain water not able to escape naturally
- b) new housing will increase pressures on school places, health facilities and many more local concerns that are now full

4. Traffic

- a) there will be more cars in and out of the one access to the site causing traffic jams and making the area a higher danger point
- b) the increase will also occur during the peak times

5. The 'draft' proposal will NOT increase employment

- a) currently over 100 people work on site or/and are contracted to work - the new plans will not increase this
- b) there has been no provision to find alternative work area to these people
- c) the plans for the work units do not have sufficient parking and/or any leisure area

6. How certain is anyone of

- a) the work units to be occupied - there are many now empty
- b) the houses to be occupied - who wants to live between two railway lines, on a flood area, where there are no gardens or open spaces and inadequate parking

I hope the above points reiterate how strong I feel against the 'draft' planning brief and why I think the plans need to be withdrawn.