

Submitted to HDC Planning – 9<sup>th</sup> March 2023

On review of Planning Application DC/23/0237, our Planning Committee have no objections and showed support for the need for such installations in / near to the village, noting the location overall is likely well suited due to its proximity to major though roads.

However, concern over its location within the Newbridge Nurseries site and the impact to residential properties was raised for the following reasons.

- **Hours of operation not stated**, likely 24 hours causing additional site hours beyond that of the current nature of the business – potentially generating "out of normal hours" traffic to/from the site and possible consequential noise and disturbance. This may be a factor for close(r) neighbours of the site.
- **Lighting scheme not submitted**, additional lighting is stated to be required but will be reserved by condition. Additional lighting matching existing columns already present on the site will likely impact local residents due to proximity to residential properties-much of the car park lighting was removed on application DC/16/2250. There is already a condition covering the site on ref DC/16/2250 regarding lighting (condition 17) which reduces the lighting wash across the site-this application will impact this and increase the lighting wash.
- **New swept path analysis for lorries** would be required as this currently impedes the current route which is reasonably tight DC/16/2250 (condition 11-currently not discharged).
- The area of landscaping to be removed to accommodate this was due to be enhanced/protected under DC/16/2250 (condition 9-currently awaiting decision on revised scheme).
- This work would potentially impact around an established Oak tree

Locating the charging station to the Westerly side of the Newbridge Nurseries car park, closer to Five Oaks Road, would keep out of hours noise and lighting away from the residential areas and therefore the above comments would no longer be valid.

Previously the e-car charging facilities were located to Southern side of the site under DC/22/2250.

Should approval be granted, could we request for a Condition to review the activity / status after 6 months of operation?