

Comments on building houses on the land behind St. Christopher's Drive and  
Rowell Way

First, my apologies for this being late – I hope this will not disqualify it from your consideration.

Please see the attached 'map'. This is a sketch which has used measurements arrived at through my pacing the distances; so whilst the distances are not strictly speaking accurate, I believe the figures I have presented are accurate to within 5 yards.

**1. Safety factors.**

*As you are travelling down Ashton Road from the mini roundabout towards the proposed building site you will see that you soon encounter a lay-by. This goes on for some 120 yards. This is a popular parking spot and is soon fully occupied. Residents living in the houses opposite are allowed to park their cars in the road. This therefore means that you have a single passage way for cars for some 120 yards.*

In the morning, in particular, when residents are driving to work this section is likely to be filled with outgoing cars. However, there is usually traffic wanting to come on to the estate – furniture vans, traders and so on. Suppose, beyond this though, you have an emergency necessitating either an ambulance or a fire engine wanting to get on to the estate. This would mean that a lengthy stream of cars have to start reversing into Mason Close and Old School Avenue but would run into outgoing traffic wanting to go in the opposite direction. This would take some sorting out and cause considerable frustration in addition to the main consideration to put out a fire or deal with a medical emergency.

**Action.**

- (i) Consult the medical and fire authorities on the risks involved.
- (ii) Make East Road a one-way system from where it leaves South Road down to beyond Waitrose where it joins the A 427.

- (iii) At the end of the lay-by introduce double yellow lines and carry them through continuously to where the donkey track begins. At the moment people going to the gym or premises on the industrial estate park their cars along this stretch – and this is especially dangerous at the T-junction with Sutton Road.

## **2. Anglia Water.**

At the moment there are some residents on the estate who have sewage problems and have had since the estate was built in 1997/8 i.e. sewage come welling up in the toilet and overflows on to the house and garden. Sewage also bubbles up through the grates over the drains after some heavy rainfalls. These problems have been reported from the outset but Anglia Water has done nothing to deal with the individual complaints. So, in desperation and resignation, some residents have spent some thousands of pounds getting a special valve system fitted ( I know of two and a third who is going ahead with this). This I think is disgraceful.

### **Action.**

- (i) Send an official letter – either from the Town Council or The Mayor to all the residents on this estate – requesting residents to be honest about problems they have suffered with their sewage disposal; whether Anglia Water have dealt with this satisfactorily; and how much some residents have paid to have this remedied privately. (Some residents may want to keep quiet about this fearing that this will affect the resale value of their house – so promise the residents that their disclosure will be treated confidentially).
- (ii) Insist as strongly as possible that Anglia Water should make all these complaints good before they can be granted an application for the new estate. Furthermore, there should be a guarantee in writing, given to all residents on this estate and any new building, that any further sewage problems will be dealt with to the full satisfaction of each householder.

## **3 Prince William School.**

With supposedly some 300 houses being built and assuming some 2 children per house then there will be some 600 additional children

coming through the system. It would seem that the field under discussion would be ideal for the necessary expansion. Furthermore, is the fact that the Northants Council has not got the money at the moment a sufficiently good reason to hand this over to Persimmon?

**4. Noise and pollution**

I would imagine that this is the noisiest and most polluted of the sites under consideration – and by quite some way, too. Furthermore, the trees that are there at the moment, lose their leaves in the winter and so for some 6 months of the year there is virtually little barrier from them.

**All told I think this is a very undesirable site.**

**I shall be very pleased to answer any questions I can.**

*Yours sincerely,*



Oundle Town Council



TO PROPOSED BUILDING SITE



TO OLD SCHOOL AVENUE, 'd'  
( 'd' = 162 yds from dotted white line )

TO MASON CLOSE, 'c'  
( 'c' = 78 yds from dotted white line )

'b' = 120 yds  
lay-by

'b'

'a' = 34 yds  
(double yellow line)

'a'

MINI ROUNDABOUT

TO WAITROSE

TO CO-OP

distances measured from broken white line except for lay-by

