



Oundle Town Council

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RESERVED MATTERS APPROVAL APPLICATION NE/21/00966/REM
RESIDENTIAL DEVELOPMENT SITE OFF COTTERSTOCK ROAD AND ST PETERS ROAD OUNDLE
FURTHER COMMENTS OF OUNDLE TOWN COUNCIL

The council's response remains as originally submitted subject to the variations set out below.

DELINEATION OF PARISH BOUNDARIES

The revised application again fails entirely to recognise or reflect the fact that only part of the development site is located within the parish of Oundle with a significant part of the site located within the parish of Glapthorn.

SITE ACCESS

The revised application continues to have an access from St Peters Road wholly reliant upon access across land that is not in the ownership of the site owner but in the ownership of Oundle Town Council which has not agreed to make its land available for this purpose. The application continues to state that all construction traffic will access the site from St Peters Road which, even if it were available, is unsuitable for such use. Site access should be from Cotterstock Road. Subject to these points OTC welcomes the abandonment of the proposed traffic calming measures at the St Peters Road entrance to the development site.

INFRASTRUCTURE

While the new proposed road layout on the development site is an improvement and the council is pleased that the developer has recognised that a through 'rat run' from Cotterstock Road to St Peters Road and vice versa is undesirable the measures proposed will not alleviate the problem and the council continues to maintain that there should be no vehicular route allowing vehicles to travel through the site from Cotterstock Road to St Peters Road or vice versa.

The council notes and appreciates the green space improvements in the revised application and welcomes the inclusion of grassed verges and tree lining along the spine road (subject to the above).

AMELIORATION OF ODOUR NUISANCE

The council is not reassured by the developer's assertions in this connection nor by the extent of the works proposed to ameliorate the existing odour nuisance which has continued to impact existing homes beyond the development site. The odour nuisance should be carefully monitored throughout the construction phase and beyond with further steps taken to deal with this issue if the nuisance persists.

AMELIORATION OF NUISANCE FROM CONSTRUCTION

It is insufficient to state that 'every effort' will be made to prevent construction traffic arriving at or leaving the site between 0800 and 0930 and 1500 and 1630. The council should impose a site construction plan which forbids such movements completely and must enforce it.

The construction plan's provisions with regard to noise nuisance suggesting that 'noise levels will be kept to a minimum' are inadequate as there is nothing to indicate what actual noise limits will apply nor how the

noise emanating from the site will be effectively monitored during the hours of construction. The council should impose a site construction plan which deals robustly with this issue and must enforce it.

The council is concerned by the developer stating that there will be no impact upon footpath UF1 'once the works are complete' suggesting that during construction there will be an impact. Ideally there would be no impact at all upon the footpath which would remain open during the construction phase. The council accepts, however, that this might be impractical but the construction management plan should include a provision requiring the minimum disruption possible to the footpath with it being closed, if required, only for so long as there is no realistic alternative.

IMPACT ON EXISTING DWELLINGS IN ST PETERS ROAD AND COTTERSTOCK ROAD

The revised application fails to deal adequately with the issues highlighted in our original response.

HOUSING DESIGN AND MATERIALS

We welcome the greater diversity of house design proposed in the new application as well as other attempts to improve the visual appearance of the dwellings.

SOCIAL/AFFORDABLE HOUSING (HOUSING MIX)

The changes proposed to provide at least two single bedroomed dwellings on the development is welcomed.

CONTRIBUTION TOWARDS SCHOOLING

The points made in our original submission are specifically repeated.