

## RESPONSE OF OUNDLE TOWN COUNCIL TO CONSULTATION

NE/21/01309/REM

### SITE ACCESS AND SITE ROADS

We remain very concerned at the adequacy of the single entrance to the development site and to the effect of this development on traffic to and from Ashton Road and from Ashton Road to East Road.

We see no justification for the northern part of the on site loop road being a private road with the other roads intended to be adopted. The whole of the loop should be designed and built to adoption standards to be adopted with the rest of the on site road. It is also proposed that there should be a small private spur road to serve the three self-build plots on site and again we consider that this should be designed and built to adoption standards. There should be no private roads on the development.

There are issues with the adequacy of the footpaths from the development site through the existing residential development and into town. These should be widened if possible.

We are not convinced that the proposed noise mitigation measures are adequate given the proximity of the A605 to the development site. We would ask that NNC undertakes/commissions its own expert analysis of the current noise levels from the road and of the adequacy of the steps proposed by the developer. If the open space provision on site is to be the responsibility of a resident owned management company and if this also applies to the noise mitigation infrastructure to be installed we are worried about the future upkeep of that infrastructure.

We are not experts on flooding/drainage but as a council we are aware that the issues affecting the site have been downplayed including concerns about sewage discharges into Ashton Road and are concerned at, for example, the adequacy of the steps proposed to prevent water run off from the site adversely affecting adjoining land. We would ask that NNC undertakes/commissions its own expert analysis of the adequacy of the drainage and flood prevention measures proposed by the developer.

We would ask that a representative from Highways and another from Water Management and another from Environmental protection attend the planning meeting determining the application to provide a balanced presentation and to answer questions from councillors.

We are concerned by aspects of the construction management plan. Construction work including deliveries to/removals from the site should not commence before 0800 and should cease by 1800 in the week and by 1300 on Saturdays with no Sunday or bank holiday work on site. There should be a facility on site to deal with complaints/issues raised by residents affected by the construction works during site operating hours. Clear noise limits must be imposed and monitored throughout site operating hours and adequate steps taken to prevent nuisance from dust and mud etc extending beyond the site boundary.

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There are issues with the adequacy of the footpaths from the development site through the existing residential development and into town. These should be widened if possible. It is likely that a number of residents will wish to use mobility scooters to access the town centre from the extra care facility but the road/pavement network between the development site and the town centre is inadequate/too narrow to allow this to be done conveniently/safely and it may be impractical to require the developer to make the required infrastructure improvements particularly widening footpaths.

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The amount of on-site parking provision proposed is unrealistically low at 36 spaces with only 14 for residents and 4 for visitors with 14 for staff and 4 'spare'. With 65 apartments it seems possible that at least 50% will have cars while 4 plus 4 for visitors seems low. It is likely that for residents without cars they may use taxis to get to and from the facility with the result that there needs to be sufficient space to accommodate taxi collections and drop offs too.

We do not consider the funding of bus provision for a single year is in any way adequate as it is likely that the service will end up being withdrawn when the funding ceases.

The height of the building relative to the new residential properties on the development site and the established ones adjoining it is too high and there are real concerns that as proposed and with upper floor apartments having balconies there will be overlooking issues affecting not only some existing

dwelling but some of the new housing too. The building's scale needs to be addressed and steps taken to orientate/construct it in such a way as to minimise the overlooking issues that there would otherwise be.