

Re: Planning Application: AVA/2017/0211

Land at Birchwood Lane, Somercotes

Development of up to 210 dwellings and 0.8 hectares of B1/B2/B8 employment land, including open space, landscaping and surface water balancing

Case Officer: Rae Gee

Thank you for consulting Somercotes Parish Council on the above.

At the Ordinary Meeting of Somercotes Parish Council on 17<sup>th</sup> March 2017, after hearing the views of the public, the Council resolved to write to AVBC Planning Board regarding the following issues:

### Highway Issues

The proposed site has poor transport links with the rest of the built up area of Somercotes. Single access to/from site is not considered to be unsuitable, as this will create traffic issues at a junction heavily used by HGV's.

One of the main principles promoted by Manual for Streets (MfS) is to create networks of streets that provide permeability and connectivity to destinations with a choice of routes. The principle is to ensure that new development enhance the existing movement traffic framework of an area rather than disrupting it. Permeable or connected networks lead to a more even spread of traffic throughout the area, in our opinion this is not achieved: the additional vehicle generation would create further problems for the already busy B600.

The road infrastructure is not suitable for such a development. The A38 slip road is unsafe for traffic leaving the A38 to approach Somercotes; the access road to/from South Normanton is unsafe for an increase in traffic; Birchwood Lane would take vehicles from the access road and is not currently suitable for the current level of traffic.

The railway bridge between Birchwood Lane and South Normanton requires assessment for increase in traffic and HGV traffic.

Birchwood Lane has a weight restriction of 7.5 tonne, lower Birchwood Lane has no street lighting and no footpath. Consideration needs to be given to re-routing industrial site traffic away from Birchwood Lane and the financial burden of this being with the developer.

This development should not be looked at in isolation regarding increase in traffic generation. We would ask that a Cumulative Impact Assessment is undertaken on the effect of developments already approved and those in progress. The traffic modelling is required to be carried out on Birchwood Lane and Nottingham Road, as these will also be affected by the AVA/2016/0858 Development, granted in January 17, for a new Aldi store with associated outlets. The existing Aldi store is likely to remain a retail store.

## **Archaeological**

We ask that a geophysical survey of the proposed site is required to ascertain any archaeological information. The previous application (2009) for the site recommended archaeological conditions to identify any archaeological potential. There is evidence of some history of activity on the site and post medieval settlement.

## **Risk of Flooding**

The proposed site is a large area of greenfield land and acts as a natural soakaway. For greenfield areas, the maximum discharge should be the greenfield run-off rate for the area. With reference to other comments made, it seems that as a consequence of the calculation used for the surface water storage, a flood risk is created, and the proposal is not effective enough to manage.

Apartments are proposed up to the road edge with rear car parking, this is in close proximity to the area which has previously flooded due to run off from the Industrial Estate.

## **Environmental Health**

The Council asks whether Public Health England have been consulted. In relation to:

The proposed residential site is in close proximity to the Metal Management co, resulting in disturbance from noise, dust and disturbance from hours of operation.

We ask that an Air Quality Assessment is required as the air quality is reduced by the increase in development of industrial sites and increase in traffic, in particular pollution from an increase in HGV traffic.

Previous application has included a buffer zone between industry and residents. The current proposal reduces the buffer zone to a line of trees.

BWB Consulting document provided in the previous application identified the area to be toxic with risk of contamination, this has not been thoroughly identified.

Consideration is required to be given to the Wind Turbines (Minimum Distances from Residential Premises) Bill and provision for a minimum distance between wind turbines and residential premises according to the size of the wind turbine.

### **Infrastructure Capacity**

The proposed development will have significant impact on the capacity of the local Infant and Junior schools. A need to provide for additional infant and junior places must be given significant importance when making a decision, as to whether this is achievable.

The proposed development will increase pressure on existing infrastructure and services e.g. medical services; recreational facilities.

The Council requests that the above surveys/assessments are undertaken before any further development of the land is considered.

The Council objects to the Planning Application for the reasons outlined above.

Yours faithfully

A handwritten signature in black ink that reads "S E Massey". The signature is written in a cursive style with a horizontal line underneath.

S E Massey, CILCA

Clerk to the Council