

From: Pickering Town Council
Sent: 05 June 2018 10:28
To: Development Management
Subject: 17/01220/MFULE

Dear Sirs

The council met last night and considered the planning application above. The council would like to make the follow comments:

Environmental statement

The council still has concerns about the effectiveness of the surface water drainage system, particularly given the existing issues with surface water drainage in the area south of the proposed new development. Any agreed system should not only protect homes on the new development from flooding but also protect homes in adjoining streets. The council noted that final details of the surface water drainage system had yet to be agreed and had questions about the capacity of the attenuation tank and how water collecting on the southern boundary would feed into this tank during periods of heavy rainfall.

Revised layout, levels and sections

The council has concerns about the layout in that some four bedroomed houses on the southern and western boundaries overlook existing bungalows which may be overbearing and may result in a loss of privacy. It would be more appropriate to have bungalows on these plots.

The suggestion was made that any affordable housing should be spread around the site as much as possible. The council questioned whether a bund could be used on the southern boundary as part of the landscaping treatment to assist with flood prevention measures.

Footpath connectivity

The council approves of plans to create a footpath north of the site to existing bus stops which would also create a link to the north of the town and the new Community Park. The council also approves of plans to improve and widen the footpath south of the development but does not think that it is appropriate to use S106 monies to fund these improvements.

It is recognised that the developer has gone some way to addressing pedestrian safety by the proposal to install a pedestrian refuge. However, the council questioned whether this was an adequate system. The council suggested that any pedestrian refuge should be as large as possible (consideration could be given to widening the road if necessary) and railings should be installed to protect pedestrians.

Comments were made about the difficulty that some pedestrians may have in crossing a busy main road where it has been shown that speeding is a problem. It was thought that the pedestrian refuge, with appropriate signage, may slow traffic down but other traffic calming measures could be considered. Concerns were raised about the increase of traffic at the roundabout and it was suggested that pollution should be monitored during peak periods.

Regards

Angela Dawson

Acting Town Clerk

Pickering Town Council