

NOAK BRIDGE PARISH COUNCIL COMMENTS
TO CROUDACE PLANNING PROPOSAL
LAND EAST OF WASH ROAD

PROTECTING GREEN BELT LAND - NPPF 13. 137 to 144:

The site is constrained by Green Belt Policy and its purpose, to keep the land permanently open, to check unrestricted sprawl of large built-up areas, to prevent neighbouring towns from merging into one another and to assist in safeguarding the countryside from encroachment and to preserve the setting and special character. An outline planning application is proposed which will limit detail New Green Belts should only be established in **exceptional circumstances**.

Changes to the NPPF **endorse less development in constrained areas like this**.

BOUNDRIES

The layout of the boundaries between homes are extremely close to each other and that of the existing homes and Nature Reserve.

OPEN SPACE

The new homes layout disadvantages the public open spaces and appear inadequate in the wrong location The open spaces are located at the far outer edges of the site boundary in the flood risk location.

HIGHWAYS / PARKING

Residential parking on the site is unclear. Highways/Parking will be critical to any development and must be taken into consideration as part of all proposals for development to avoid worsening the existing situation in terms of on-street parking, highway safety and unsustainable travel patterns.

HOUSING MIX

On schemes of 10 or more dwellings proposals for residential development will be required to demonstrate that the mix of dwelling types, tenures and sizes are appropriate and relate to the needs of current and future households in the Neighbourhood Plan area. This may include consideration of the need for specialist housing (bungalows, older persons homes) lower density larger family housing, first homes and affordable housing, not detailed in an outline planning application.

CLIMATE CHANGE

All new development proposals should incorporate measures that will mitigate the effects of climate change.

FLOODING

The site suffers from fluvial and surface water flooding which explains the need for Swales and an Attenuation Basin. This underlines the need for a detailed FRA and surface water drainage strategy

LANDSCAPE

Development proposals should demonstrate how they preserve or enhance the landscape character on the Neighbourhood Plan Area and take into consideration the recommendations of the Noak Bridge design code. The public open space should be located in a more suitable location.

ACCESS TO THE SITE

Wash Road is extremely busy most times of the day and more so at weekends. It is classed as a rat run from the A127. Wash Road and Barleylands Road have many activities that take place which are very popular which attracts a high number of traffic causing road congestion. The two access points onto the proposed housing development would create far more traffic interacting on Wash Road and exacerbate the existing congestion problems and pressurise the existing infrastructure adding to the noise and pollution.

COMMUNITY ASSETS

Noak Bridge Primary School is at full capacity and with limited further opportunity to expand on site. Therefore, all major residential developments should mitigate the impact of the development on existing education services and facilities serving the Neighbourhood Plan area, including, the Noak Bridge Primary School and Pre School that is in the grounds of the school. Although a 90 place Nursery at Barleylands has received recent approval from the LPA it negates the need for a new nursery on the site. It is hoped mitigation should take form of provision of Primary school education facilities on a new site on the development.

NATURE RESERVE

The Nature Reserve is a unique community facility which took residents several years of constant campaigning of the Local Authority to save the land from house building. Sufficient screening and space between the homes and the Nature Reserve is necessary to safeguard the reserve from encroachment and to protect the wildlife and residents from noise and pollution from the A127. Existing trees and landscaping should be retained and enhanced

HEALTH PROVISION

All major residential developments should be informed by discussions with the health authority, GP practice and the local planning authority to ensure the impact of the development on existing health care services and facilities serving the Neighbourhood Plan area is mitigated

INFRASTRUCTURE

Support should be given to development which is consistent with the other policies in this Neighbourhood Plan where it secures the provision of funding of infrastructure that directly mitigates the effects of the development, through Section 106 agreements or the CIL

BUFFERS

The East of the site is close to the Ramsden Cray's Parish Council boundary and must be prevented from coalescence. Provision of a sufficient screening buffer with additional vegetation is required to the enhance existing vegetation as with the Nature Reserve buffer

DESIGN CODES

The Parish Council are producing a design code, as the development proposes new residential development, it will need to demonstrate how the proposal accords with the design code