

Prudhoe Town Council

Planning, Contract and Works Meeting, held Wednesday 14th April 2021

Planning Responses

20/00230/FUL Land South of Broom House Lane Station Road Prudhoe Northumberland

Prudhoe Town Council Strongly Object to the above Planning Application on the following grounds:

1. Parking, Highways Safety and Traffic

Construction traffic would use the quiet cul-de-sac of Tilley Crescent throughout the development; this is unacceptable from a safety point of view. Once developed, 31 dwellings could result in an additional 100 vehicles using this road; this is unacceptable on the basis of road safety and quality of life.

2. HOU6 Affordable Housing

Information on affordable housing is not included with the planning application in keeping with HOU6 of the Northumberland Local Plan and National Planning Policy Framework.

3. QOP1 Design

Tilley Crescent is a small cul-de-sac favoured by those seeking a quiet residence. The cul-de-sac is populated by families and those who have chosen this street due to its character. The development plans a road through Tilley Crescent (currently a T-Junction). Contrary to design principles, this planning application will have an adverse effect on the health and wellbeing of existing residents and will detract from, rather than enhance their quality of life.

Furthermore, as it is Tilley Crescent does support positive social interaction and a safe and secure environment, however, the addition of a through road to a further 31 dwellings will remove the 'quality of place' of existing residents a social negative.

4. QOP2 Amenity

The development does not contribute positively to the people, places, and natural environment of those currently living in Tilley Crescent. Tilley Crescent is a small cul-de-sac favoured by those seeking a quiet residence. The cul-de-sac is populated by families and those who have chosen this street due to its character. The development plans a road through Tilley Crescent (currently a T-Junction). This does not preserve the character of the area and does in fact have an overbearing impact on neighbouring residents, contrary to the emerging Northumberland Local Plan. Whilst a new development may seek to ensure a positive impact on amenity for the health and wellbeing of incoming residents, surely that cannot be at the detriment of those nearby.

5. WAT4 Sustainable Drainage Systems

Effective migration of ground water from the development, protecting onsite and not increasing flood risk elsewhere should be part of the plans submitted, not set as a planning condition after planning is granted.

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Surface water should be managed at source and there are springs onsite not included in the plans.

There should be arrangements in place for the proper management and maintenance of SuDS over the lifetime of the development, and this should be included in the planning application, not as a condition. It is especially important that this is included in the planning application due the levels of flooding experienced north of the site.

6. WAT3 Flooding

The filter drain on Broomhouse Lane is inadequate and whilst s106 funding is being sought to improve this, there is no additional information available.

Prudhoe Town Council agreed to make the following comments on the above planning application:

1. Statutory Consultee Comments from NCC Highways is fundamental and should be a priority response and available to other consultees. A response was not available at the time of the Town Council's planning meeting and within the consultation period.
2. The plans are incomplete as do not include the particulars of:
 - a. Affordable Housing.
 - b. Ancient hedgerow.
 - c. Stability Reports due to the steep gradient, fault lines and water issues in the S/W corner.
 - d. All ground water springs that are known locally and on Ordnance Survey Maps.
 - e. Queensbury Design is from plan prior to revisions and is incomplete.
3. NCC Public Health comment that it is unacceptable to submit planning applications that fail to include full reports; Prudhoe Town Council uphold this view.
4. The developer has stated that alternatives to a through-road via Tilley Crescent either reduce the number of houses to the point that the site is unviable or result in extensive highways requirements to the detriment of the scheme. Viability may be the main concern of the developer, but that is not the case for Prudhoe Town Council who would not wish the residents of Tilley Crescent to be collateral damage.

Residents

Prudhoe Town Council support the concerns of residents who attended our planning meeting and who made comments on the planning portal. Members agreed that as part of this consultative process, answers should be sought to the following questions:

1. Can you confirm that a decision on this planning application will not be made until full drawings of the design of the proposed upgraded filter drain, including the

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installation of a new section to accommodate the overflows from the SUDS basin weir, have been submitted and agreed by yourself?

2. Can you advise how the soil and other material from the steep bank sides, below the trees and hedges along Broomhouse Lane, will be retained and prevented from falling into the new proposed filter drain and who will maintain this and the ancient hedgerow?
 3. Can you confirm who will regularly inspect, maintain and be responsible for the filter drain once the development is complete?
 4. Can you confirm that there are no groundwater springs where houses are located on the plans? Can you confirm all groundwater springs?
 5. Can you confirm who will maintain the proposed groundwater interception chambers and drains?
 6. Can you advise if any of these connections will be made to the existing NWL combined sewer leading down to the development from Tyne View Terrace above?
 7. Are you aware that eight of the properties on Tyne View Terrace have experienced flooding from this combined sewer backflowing in high rainfall events?
 8. Has incapacity of the existing combined sewer issue been fully addressed by yourself and the LLFA in relation to the feasibility of connecting further flows from the development?
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