

Planning Application F/16/24

The travel plan shows alleys leading to the rear of properties where cycle stores are located. This is not good design as such alleys lead to hidden areas where antisocial behaviour can take place. Also the access alleys are only 0.8m wide which is insufficient for a person to move a cycle along.

The Noise Assessment has not covered sufficient times of day and night to give a meaningful assessment of noise across the site.

The Travel Plan states that there will be uncontrolled pedestrian crossings at Johnson Way/Rollaston Park and Yapton Road. The speed and volume of traffic on these roads warrants a controlled crossing.

The main arterial road through the development will become a rat-run. Whilst it is accepted that there are traffic calming measures proposed should the road be made a 20mph zone?

What measures are in place to ensure that the water in the swales does not become stagnant and insect ridden?

Ford NDP

Policy LC6

Drawing 2205771-100 shows detention basins along the frontage with Yapton Road. This is in conflict with Policy LC6 of the Ford NP which designates these spaces as Local Open Space.

Policy EH5

The site plan allocates land outside of the approved site layout on Grade 1 agricultural land and is therefore in contravention of this policy.

Policy SP1

A portion of the application site in the north-western corner of the application site, to the south of Ford Lane is not part of the strategic allocation and as such falls outside of the Built-up Area Boundary (BUAB) on grade 1 agricultural land and within the countryside (C SP1).

Policy EH1 (revised Ford NDP)

Does the planting meet the requirements of this policy? Is there 30% tree cover? Is there a long term maintenance agreement in place for management of onsite green assets?