

Land to the West of Park Farm Public Inquiry

Response to the Inspector's queries about specific conditions

Condition – Reduction in national speed limit to 40mph.

The Inspector queried whether the speed limit could be reduced to 30mph, and asked for the Highway Authority to investigate the accident rate

Response

The Highway Authority have checked this section of Oldbury Lane for reported Road Traffic Collisions back to 2010 and there has not been any reported accidents. This information was included in the Development Transport Assessment.

The Transport Assessment Guidance in the NPPF says road injury accidents in the vicinity of the site should be analysed for the last 3 years or 5 years if the site has been identified as a high accident area, which it has not.

Given the rural location and nature of the road where speeds are only restricted by the national speed limit, a reduction to 30mph would require interventions such as speed tables which would not be appropriate for the road. There are also no footways proposed along Oldbury Lane as there are no walkable destinations served by it and no dwelling frontages. The strategy to reduce gradually from 60mph to 40mph 200m west of the western access and then 30mph where this limit currently exists just to the west of the bend transition to Butt Lane was the most appropriate. This would be reinforced with street lighting and each the two new junctions would be provided with right turning facilities to remove as far as is possible any rear end shunt type collisions. Right turn movements are fairly low given that most of the traffic will be going to and from the east.

Condition – Public Art

The Inspector queried whether public art had been delivered within the Park Farm residential development.

Response

The Council can confirm Public Art is being delivered on the Park Farm development and the land to the west of Gloucester Road. Will Glanfield was commissioned to develop a series of 4 benches (3 for the main site and one for Gloucester Road) that reflect the history of the area.

In addition, public art is being delivered on the Cleve Park Site by Millar Homes. Please see attached art strategy and artist's brief. This development was allowed on appeal in 2018. The decision letter can be found at CD3.1 and contains the following condition no 37

Prior to the construction of the dwellings hereby approved, a public art plan for a unique site specific integrated scheme of Public Art (including timescales and triggers) to be implemented within the development site shall be submitted to the Local Planning Authority for approval in writing with detailed designs to be submitted and approved as part of the reserved matters. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note. Thereafter the artwork/s shall be installed in accordance with the details so agreed and retained as such.

I have attached a copy of the Council's Art and Design in the Public Realm - Planning Advice Note.

Another example of public art being delivered can be found at the Crossway development and I have attached the art strategy and the artist's brief.

Condition – Drainage

Response

How long would the groundwater monitoring be for – It would need to be for 6 months as a minimum. The groundwater monitoring period would also need to cover at least 3 winter months (October to March). The reason we stipulate the requirement around 3 winter months is that if not the developers / applicants could look to carry out the monitoring solely over the drier months of the year when groundwater levels are lower.

Who would carry out the monitoring – It would be up to the developer / applicant to commission the groundwater monitoring.

What is the purpose of the monitoring – To ascertain whether there is a risk of groundwater flooding at the site and in terms of the delivery of SuDS attenuation features (ponds / basins / swales etc.) to understand if there is a risk of groundwater ingress into these features at times of high levels of groundwater, which usually occur over the winter months. If monitoring indicates that this is the case then the design of the attenuation features will either need to include additional capacity to cater for groundwater flows that would enter the attenuation feature in addition to the surface water runoff from impermeable surfaces (roofs, road etc.) that they are designed to store or for mitigation measures to be put in place to stop the ingress of groundwater into the attenuation features.

Use of the phrase “More Vulnerable”. This was used by the Environment Agency and the definition can be found in Annex 3 of the National Planning Policy Framework 2021 – Flood Risk Vulnerability Classification. This definition includes dwellings, schools, nurseries and community Centres. It is considered that the revised condition for in relation to flooding is acceptable in terms of the More Vulnerable on this site.