

Great Langborough Residents' Association

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28/03/2016

RESPONSE TO PLANNING REVIEW - application 153125

It is disappointing to see that the Consultation, to which there has been so much comment, has made little difference to the Regeneration Company's submitted plans.

As far as we can see the only change has been the plan to direct delivery vehicles around the Carnival Pool roundabout and thus up Denmark Street to turn left into the service yard

While the redirection of lorries may help traffic difficulties this does not address the risks associated with the increased traffic flow around the Langborough Road roundabout and pedestrian crossings.

There are also some minor changes to the gables on residences on the western side of the park but overall, the many responses regarding the height of the houses on Elm's Field and the lack of Affordable Housing have been ignored or rejected. There is no financial information supplied which backs the council's view that a developer would not progress if Affordable Housing were to be included. Has a Viability Assessment been submitted? Regardless, the lack of AH could be seen as the council manipulating the finances rather than providing good social care, not least as the money gained is unlikely to be used in the town itself.

The noise impact of traffic especially delivery vehicles, is virtually denied. It cannot but impact especially on the residences in Denmark St. The council takes the view that good management will provide control of the timing of deliveries because it is the landlord. It does not explain how this will be managed.

No change is suggested to protect pedestrian safety either in Wellington Road or Denmark Street or in relation to the drop off points on either side of Wellington Road. Will the council review this strategy if there are accidents around that area?

As regards retail provision, it was reassuring to know that the council sees the development as part of the overall strategy for the town. However, does this mean that should the Peach Place development units be underused, as is currently the case, the council would reconsider the number of units on Elms Field?

I hope the planning committee will take these points into account when considering the plans and make the council review them when further consideration is given to the actual development.

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