

## BRIEFING UPDATE

P & EP Committee 5 November 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
3.	13/01318/OUT	<b>30B Lincoln Road, Glinton, Peterborough, PE6 7JS</b> , Erection of 14 no dwellings including demolition of 30B Lincoln Road.

### **Comments received from Councillor Lamb (04.11.2013):**

'Councillor Lamb concurs with the comments made by the Glinton Parish Council, particularly those relating to safety and access, as she is very concerned around this point. She further concurs with the requested addition conditions as proposed by the Parish Council'.

### **Comments made by Neighbour in Addition to Original Representation:**

1. Site Location Plan does not show the existing small traffic calming structures which narrow the Lincoln Road carriageway and are placed in line with the north boundary of 30B. These could influence the entrance and exit for large vehicles into the proposed new road.  
**Officer response:** The submitted Location Plan is provided to indicate the extent of the application site only and is not a technical drawing to be approved. Notwithstanding this, the Local Highway Authority has fully considered the proposal, including the impact upon the adjacent to public highway and the implications in respect of existing traffic calming measures.
2. The document refers to an expected 7 extra traffic movements during the morning peak time. The proposal for 14 dwellings, mostly 4 and 5 bedroom detached properties, are likely to be 2 vehicle households on average i.e. a total of at least 28 vehicles on site. The implication that only 25% of them are used in this period seems very low.  
**Officer response:** The predicted traffic generation detailed in the Committee Report was provided by the Local Highway Officer and is based upon established traffic generation trip rates.
3. No consideration seems to have been given to the likely future extension of this site (otherwise why does the plan show the road for this on its eastern side?) which would further increase the traffic using the proposed road.  
**Officer response:** The remaining land within the wider allocated site is not capable of accommodating more than three extra dwellings and it is considered that this does not materially alter the considerations of the current proposal.
4. As an additional safety factor has consideration been given to extending the current 20mph zone northwards to a point beyond the proposed road junction?  
**Officer response:** Given the scale of development proposed, the Local Highway Authority does not consider that there is any requirement for off-site highway improvement works.
5. My wife has reminded me that in our earlier letters we had not mentioned that some years ago we used to see bats flying over on a summers evening. Since the trees were felled and the paddock cleared (2 or 3 years ago) we have not seen any. We welcome the requirement for bat and bird nesting boxes to be installed on the site.

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