

Barbara Bland
Clerk Keresley Parish Council
55 James Dawson Drive
Millisons Wood
CV5 9QJ



30th October 2019

Re planning application **OUT/2019/0484** Amendments of 22nd October 2019

Location: Land at Thompsons Farm, Thompsons Road, Keresley

Proposal:

Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works

Access point into the site.

New roundabout on Bennetts Road North to be changed to an offset T junction with Grove Lane

Keresley Parish Council opposes this change to the application for a T junction for access and believes that it would create an unacceptable impact on highway safety, as per NPPF Clause 109 for both vehicular traffic and pedestrians and that NPPF Clause 110 a) and NPPF Clause 110 b) have not been taken into consideration to provide suitable pedestrian access for both the able bodied and those using wheelchairs etc.

Keresley Parish Council has no objection to the previously proposed roundabout, which provided dropped kerbs and refuges on three of the limbs.

Councillor James Passmore - Planning Committee Chair
Councillor Chris Wood - Planning Committee Member
Councillor Steve Redhead - Planning Committee Member

On behalf of **Keresley Parish Council**

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Roundabout versus proposed T Junction

The original masterplan drawing was for a roundabout with dropped kerbs central refuge points for pedestrians in Grove Lane, Bennetts Road North (towards the village) and the entrance to the new development. Keresley Parish Council had raised no objections to this proposal.

The original **Transport and Access Environmental Statement** (P16-0905_12_Transport_REVB_200219) stated:

12.5.4 Provision of a roundabout in this location will form a gate-way feature for vehicles travelling into Keresley. The roundabout will also act as a traffic calming measure, ensuring a reduction in the speed of oncoming vehicles.

The roundabout ensured that traffic slow down in order to negotiate the roundabout, whereas the proposed T junction, even with a Pinch-Point, does nothing to slow the since the road remains straight.

With regard to road safety the **TMS Road Safety Audit 15204** only mentions pull-out vehicle collisions.

Clause 109 of the NPPF states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

A section of the image Northern View highlights some of the dangers.



Here an elderly couple are shown crossing the road whilst a car speeds towards them. Since the pavement has now been extended to Bennetts Road North two parents, who may be on their way to visit the Littlehust Garden Centre, have decided to cross the road at this point since no refuge provided at the entrance to the new development.

The red car is still waiting whereas, with a roundabout, there may have been an earlier opportunity to exit.

Cyclists are forced to exit here since no other exits for cyclists exist within the development.

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Keresley Parish Council consider that the proposed T junction access for this development would create an unacceptable impact on highway safety, as per NPPF Clause 109 for both vehicular traffic and pedestrians. The application has also not sufficiently addressed NPPF Clause 110 a) and NPPF Clause 110 b) in providing suitable pedestrian access for both the able bodied and those using wheelchairs etc.

The applicants proposal includes a *Network of pedestrian and cycle routes*. However the only cycle routes mentioned within documents are those alongside the roads. None are shown on the Masterplan.

An exit point in the site, for both pedestrians and cyclists, opposite the school entrance would provide a safer route for those wishing to go to the school or shops. Moving the existing zebra crossing 20m towards the school would also be beneficial for young schoolchildren living in the new development.

The Masterplan mentions "Proposed Highway Improvements along Bennetts Road North (See engineering drawings for details). However these drawing have been omitted from the new submissions provided on the Coventry City Council planning portal, thus the **Keresley Parish Council** is unable to comment fully on these proposals. The only plan submitted is 02427-003-01 from PJA showing Streetscape Improvements for the access point. Mention is made of providing parking places at the Howat Road junction.

It is not clear what submissions may have been made to Nuneaton and Bedworth Borough Council about these parking Streetscape Improvements since the boundary puts the land where these are proposed within the Nuneaton and Bedworth Borough.

PJA Transport Assessment Item 2.4 – Pedestrian Access

2.4.1 ... it is also proposed to provide a new footpath connection to the public right of way in the north east corner of the site,...

Atkins – Technical Note – Project 5155372 Re Outfall 1

.... the watercourse becomes a shallow channel coincident with a public footpath also running along the boundary.

In the original submission for this application **Keresley Parish Council** highlighted the fact that this ditch becomes flooded in winter and needed improvement. One solution would be for this short section of M310b to have the proposed new footpath made into an official diversion by the Rights of Way Department of Coventry City Council. **Keresley Parish Council** also requested that path M310a be replaced with an extension of M310b.

PJA Transport Assessment Item 2.5 – Bus Stop/Layover

2.5.1 ... the indicative masterplan includes a location for an internal bus stop/layover ...

Keresley Parish Council is pleased to note that a layby is to be provided for public transport vehicles. This might be better placed on the opposite side if the loop road to enable more people to access the bus stop without having to cross the road. The Parish Council looks forward to reviewing the design for this layby stop and the locations of additional stops both within the site and those near Grove Lane and Howat Road.