

The parish council expresses concern for the design of the roof and guttering on house type L410. The style of the roof may lead to rain collecting in the valley between the two properties and the parish council seeks confirmation that the necessary steps have been taken to design these roofs to prevent future issues with water leakage and accumulation.

*Officer note: This is an issue that is covered under the building regulations. Valley situations are common place and this case there is only a short section due to the link roof. The valley will be formed with proprietary valley gutters to appropriate falls and discharge into an appropriate gutter.*

The parish council expresses concern over the car port parking design for plots 02, 20, 32, 19, 31 and 35. This design will cause issues for the adjoining properties, where parking spaces will be constricted by the wall of the car port.

*Officer note: The parking has been designed to accommodate this. The internal width of the drive throughs/carports is 3m which exceeds the 2.5 x 5m minimum for parking spaces.*

Additionally, the parish council expresses concern for the location of the parking spaces in proximity to the affordable housing, on the premise that parking located a distance away from the plot is less likely to be used, and will encourage on-street parking in front of properties.

*Officer note: The parking court has been designed to be located within close proximity to the dwellings that it is intended to serve.*

The parish council expresses concern for the refuse collection strategy. Any design that relies on the use of private drives and parking spaces for the manoeuvring of service vehicles is unacceptable.

*Officer note: The highways officer has assessed the application and is satisfied with the turning and manoeuvring space provided*

The parish council is happy to support the application, having taken consideration of the issues raised above, and requests a condition of the consent be that a complete parking management plan and enforcement plan be provided to prevent on-street parking across the development.

*Officer note: This matter will be addressed by Condition 45 of the outline planning application requires a parking management strategy prior to the occupation of the dwellings.*

The parish council requests a reduction in the speed limit along Hyde End Road where this site accesses the main road, to prevent accidents being caused by vehicles accessing and egressing the site and due to the additional number of pedestrian crossing points on Hyde End Road created by this site and the neighbouring Langley Mead site.

*Officer note: The access junction on to Hyde End Road has been designed in accordance with the geometric requirements of the existing speed limit, including the visibility splays. Vehicles will therefore be able to enter and leave the site in a safe and efficient manner. The layout has been subject to Stage 2 Road Safety Audits and has achieved technical approval from WBC. The layout has also taken into account the access to Langley Mead on the opposite side of Hyde End Road.*

The parish council seeks clarification of the phasing of this and the further developments with respect to the construction traffic access to ensure that construction traffic is not being directed through occupied residential areas.

*Officer note: This matter will be addressed by the Construction Environmental Management Plan (CEMP) – planning condition 11 of the outline planning consent, which is required to be approved prior to commencement of each phase.*