



## Village Hub Development Group

**12<sup>th</sup> January 2021**

Dear Gordon

Thank you for your email to Valerie and Brian of 27th November as Ward Councillor with your four suggestions for our scheme. Thank you for your input and support.

We apologise for not yet getting back to you sooner but we have been waiting for formal communication from RCC concerning the detail of the new planning conditions suggested by the Planning Officers. We have still not heard back on the planning conditions despite discussions over the past month or so ; as a result we understand that the application will not be able to go back to the Planning Committee Meeting on 19th January. This is disappointing.

Despite these limitations the Development Group feels it can respond positively to some of your suggestions as below. A definitive response will, of course, depend on the nature of the planning conditions.

Our position on the detail and design principles, it should be stressed, remains the same as that expressed to RCC / BPC in our agent's email of 15 October (this is attached for clarity).

For complete openness and clarity we propose to send a copy of this letter to Nick Hodgets and Justin Johnson as well as Richard Littlejohns as clerk to BPC.

Turning to your suggestions:

**Suggestion 1.c.** *in the event that the surgery was not required before construction began, would a statement from the village Hub Group proposing a smaller building be worth considering.*

Given that we have full support from the NHS practice and a demonstrated need for the surgery, we do not plan to propose a smaller building which in any case would require a revision to the application. We wish the committee to determine the application based on the evidence provided. A key selling point of the scheme is to have a health offer which is the current NHS surgery, or failing that a wellbeing facility which can be used by a range of health practitioners - we anticipate an extended provision of preventative and rehabilitation services in the medium term.

### **Suggestion 3**

*3 The extent of the parking has been questioned both by residents and the RCC Highways department but recognising the limited occasions when visitors from outside the village will be using the building,*

*a. would it be possible to indicate from the Business Plan for the Hall, the number of occasions that large events where more than 60 people might attending the Hall especially from outside the village*



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- b. would it be possible for the Hub Group to provide an outline parking strategy which might include parking on the Main Street in front of Welland Farm and beyond and/or the use of a local field but ensuring that parking around the Important Open Space was restricted.*
- c. as part of vehicle management strategy, would it be possible for all vehicles leaving the car park to turn right up Kings Lane to avoid clashing with pedestrians in the narrow section of Kings Lane at Main Street*

As yet we are unclear about any draft conditions which relate to the Highways concerns over parking spaces etc. but we are certain that the new facility would improve the current situation both on day-to-day basis and on occasions when the hall is accommodating 100 people (as at present). We have mapped out the most likely scenarios for consideration by Highways and Planning. Once things are clearer we would want to discuss the possible solutions with Kings Lane residents and parish council, recognising the concerns which have been raised.

a) This is a worthwhile exercise which we will undertake as part of business planning. We already know that these occasions would be rare / occasional rather than the norm. Planning conditions will be critical to developing the Business Plan.

b) Again this is a worthwhile exercise which could determine potential sites for overspill parking which do not enable parking on the public highway ; such an exercise does need to involve the parish council.

c) We are not aware that RCC transport team has identified a potential for dangerous conflict between pedestrians and vehicles. However mitigation could be easily accommodated in the design, for example it seems reasonable that a 'no left turn' sign, and appropriate design / landscaping, could be added within the car park exit to prevent vehicles turning down Kings Lane.

### ***Suggestion 4 In respect of the issues of noise and light pollution.***

Noise issues would not be significant under normal usage. The main noise issue would be deliveries to the shop, as already happens, and is controlled by a planning condition. Any further mitigation for noise is best achieved by neighbours and shop directors agreeing suitable measures.

Lighting. Details of exterior lighting would not usually be provided at this stage in the design process. However, should the LPA feel that light spill presents a risk of causing a nuisance / material loss of amenity to any neighbour then it could apply a condition for a lighting strategy to be submitted and approved.

The group is adamant that lighting, both internal and external will reduce light pollution and should not affect neighbours. Lighting, both external and internal, will



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be designed to reduce light pollution by eliminating unwanted and wasted light illuminating the sky and intruding into the surrounding areas. Although at the early stage our Business Planning (Sustainability section) covers issues such as lighting and avoiding light pollution.

Regards

Sara Barrett, Sally Barlow, Paul Diver, Brian Edwards, Valerie Fraser, Steve Preston

On behalf of Barrowden Village Hub Development Group