

22/01138/FUL Development of 60no. dwellings with associated car parking and landscaping. Land North West Of Hauxley Moor House A1068 Radcliffe To Amble Amble Northumberland

Amble Town Council has no objection, but several concerns are raised.

The addition of 60 further dwellings to this development increases the concerns regarding access to the estate which were expressed with the original application as an objection. With this increase and the subsequent additional volume of traffic, there is even more reason now to urge a reconsideration of the estate main access.

With a redesign of the site, it should be possible, practical and much safer to construct an access from the northern boundary of the developer's land, where estate accesses to properties are already illustrated, to the existing roundabout at the junction of the A1068 and Percy Drive. The current planned access will lead to congestion and a build-up of traffic when approaching the estate from the North and queuing to cross the highway; similarly exit problems when coming from the estate to travel South. Previously this was not possible due to different land ownership; however, all this land is now in Persimmons hands.

At present the potential access which was used as a temporary construction access for Coquet Grange has been left as an extremely unsightly mess on Amble's entrance. There is a lot of rough land there with considerable space before the properties of Warkworth Way. Now is the time to look at a reconfiguring of the site to enable this route into the estate rather than creating a new access to the busy A1068- an access which Persimmons themselves objected to in the original application!!

Many of the surveys and reports are those used in the original site application; however more recent ones are needed before this application should be granted.

It is noted that a more recent transport study has been conducted; however, whilst this takes into consideration the vehicular journeys over the last 5 years since the original application was made, these are not used in the Transport Assessment Addendum 3 regarding roundabout performance and therefore it is respectfully suggested that amendments are considered.

The establishment of a possible link through this site to that with planning permission on Acklington Road should be re-examined in the light of the increase in the number of properties in this area of the town and the subsequent increase in vehicular journeys. At the very least one of the access routes on the eastern boundary should be constructed with a possible future link borne in mind.

There are concerns regarding the increase in construction traffic along this section of the A1068. Whilst the Coal Mining Report states there have been no subsidence claims since 1994, this area has suffered severe dips in the road causing considerable investigation by NCC and is still a visible problem to date.

The town would greatly benefit from the inclusion of more 2 bedroom homes within these 60 additional properties and therefore this should be considered. The level of affordable housing should be increased to a higher percentage to more accurately reflect the additional numbers.

Whilst these properties should include a minimum of double glazing and high standard insulation as well as permeable materials for driveways etc., further energy efficiency measures should be considered e. g. water harvesting, solar panels as well as the inclusion of charging points for electric vehicles.

Whilst there are detailed mitigation plans regarding the environment, the ecology and open spaces, little has been determined about their future maintenance- this must be addressed in a residents' estate management and maintenance scheme.

There are concerns over whether the town in its present form can sustain an even larger development than previously planned and, if approved, an enhancement to all elements of the previous S106 agreement must be made to alleviate the impact on the town's infrastructure. It is vital that parish and town councils are consulted along with NCC to assist in developing agreements to enhance the educational, medical, recreational, youth facilities and healthy transport routes which will be needed with the influx of this increased population.

The original application has conditions regarding shared surface footway- foot and cycle access- to the town and these will therefore be applicable to this addition. However, it is noted in these submissions that trees planted by the community on Percy Drive as part of Her Majesty's Golden Jubilee are to be removed and there is a possibility that the numerous daffodils again planted by the community at the south entrance could be affected. We would urge that conditions are imposed to have new saplings and bulbs planted again to enhance one of our main entrances to the town.

Amble Town Council would also welcome the opportunity to work with the schemes Travel Plan Co-ordinator to analyse the existing cycle/walking routes and form a comprehensive plan for the whole town which could be utilised when addressing assistance from developers.

All construction conditions attached to the original application should be similarly attached to this one.

Amble Town Council
10th May 2022