

R16/2561 Prologis Site C

The Parish Council has examined the Planning Application and has few concerns and objections.

The noise figures look surprising although there are some measures of mitigation along the village side of the site.

The Council is concerned with the noise figures on the Oxford road side of the site as they are a bit higher than the original planning permission. The Parish Council has taken some reading from the monitoring point on the Oxford Road, the figures taken are already in excess of the maximum quoted figures in the report. This means that any additional noise from the new site will make these worse.

The Parish Council also has concerns with the Right of Way (RoW) across the site, we raised this with the applicant in the quoted pre planning discussion.

This problem had two different aspects, the first is the crossing of the RoW at the new proposed entry to the site (access via Site B back of JLR) we had concern for the safety of RoW users. The Parish Council was assured that the applicant would ensure a safe crossing. What is proposed is a staggered crossing with a sighting problem. In order to satisfy the noise assessment they have put a sound proofing fence on both sides of the access road. The path is now staggered to stop noise getting through. This causes a visual spay problem.

The other issue with the RoW is at the A423. The previous plan was for a traffic light signalled junction with centre refuge on the A423. This would be a very safe crossing point for residents. During our discussions with Prologis they indicated that they would support a crossing with lights, there is no mention of this in the design statement (admittedly there is a bit about upgrading the R147a and b which is appreciated).

Other issues that are absent from the application or still need to be resolved are:

- The Council has never been happy with the entry/exit to the site from the Leamington Road via The Dell, this is planned to be a primary person working and cycling route. With the site now effectively being open there are other access points so this should now be closed apart from emergency use. This will reduce traffic and impact on The Dell site and also prevent parking in the Leamington Road area which would present a hazard.
- The transferring The Dell into the village care (hoped it would be there as community gain and at no cost to the Village).
- Similarly the transfer of the school triangle to the School (LEA)
- There is no proposal to realignment of the RoW by the School.

Geoffrey Tooke

Ryton on Dunsmore Parish Council

19th January 2017