

East Leake Parish Council supports the principle of provision of the National Rehabilitation Centre on the Stanford Hall site, and at this stage has no comments to make on the design and layout, but wishes to express severe reservations about access and sewerage.

### **Vehicle Access and Impact on Road Network and Junctions**

The Transport Assessments are dated 2012 and gave predictions for 5 years on to 2017. East Leake Parish Council has not had sight of the updated Transport Assessment. Are existing traffic levels as predicted and have the predictions going forward been updated to reflect the following?

- the increase in traffic due to East Midlands Airport and massive development at Junction 24
- the explosive growth in housing in East Leake
- the closure of the eastern arm of Rempstone Road at the junction with Loughborough Road, as stated in condition 5 (iv) of the inspector's report for the appeal decision for the site off Rempstone Road. (Appeal ref APP/P3040/W/17/3178343, planning ref 16/01881/OUT)

East Leake residents and Parish Council believe these factors seriously increases risks to all road users on the A6006, whether going to through destinations, local to East Leake and Loughborough, or actually going on site. Even if DRC has obtained all detailed permissions, NRC should now be required to take account of latest traffic conditions and our concerns.

We do NOT have confidence in the access plans as drawn and would urge ARUP to provide better solutions, for instance a roundabout or traffic lights at the proposed new entrance, opposite Loughborough Road from East Leake.

### **Pedestrian/Cyclist Access**

The 2012 transport assessment states in para 3 of the Executive Summary, and again at 2.4 and 3.5 that

The key pedestrian link to the sites will be to the bus stops on Loughborough Road.

The rural location means that there are no other key destinations within a reasonable walk distance.

This situation has changed drastically with the granting of a large housing development north of Rempstone Road, bringing homes in East Leake considerably closer to the DNRC. As a minimum pedestrian access needs to be improved from this development up to Stanford Hall, by provision of a pavement from the site up Loughborough Road to the junction with the A6006.

Cycle routes need further consideration. As things stand cyclists on Leake Lane risk their lives, not least because of the blind bend near the West entrance to Stanford Hall.

There is no pedestrian road crossing from the bus stops, across a busy road and with three major congested road junctions in close proximity to the crossing point, this constitutes a severe hazard.

The distance from the bus stops to the Centre is considerable, particularly as a high percentage of users are likely to have mobility issues, and rerouting of the No 1 bus around the site should be considered.

## **Sewerage**

We are also concerned about the existing sewerage discharges into Kingston Brook in East Leake, the inadequate pumping station on Gotham Road in the village centre, and the capacity of the water treatment works on West Leake Road. Severn Trent Water have now revealed that sewerage system capacity decisions on housing developments have been taken on an ad hoc basis, and not on a cumulative basis, and this is now being urgently reviewed.

As we understand it, the Stanford Hall estate was also similarly assessed, and therefore allowed to join to the system, which we believe takes a route to Rempstone, Costock, and into East Leake pumping station, and on to West Leake treatment works.

We understand storm water drains from the site into Kings Brook, and thence towards the Soar near Loughborough, and away from East Leake, which is helpful to us in East Leake, as new housing combines foul and storm into the Sewerage system.