

18/02250/REM – Stanford Hall, Melton Road

East Leake Parish Council Response to Consultation

East Leake Parish Council is very supportive of concept of the National Rehabilitation Facility and its location at Stanford Hall and has no comments to make on the building design.

We would however like to reiterate our concerns about aspects of the development, already expressed in the recent developer consultation and at the time of the hybrid application.

1. Traffic Access

The issue that is causing grave concern to East Leake residents is the safety of the access. The staggered crossroads Loughborough Road/A6006/Leake Lane is one of the main routes from East Leake to Loughborough and already difficult and dangerous to navigate due to the volume and speed of traffic along the A6006. Another junction just across the road from this without any traffic control will exacerbate the problem. The addition of the barrier and the possibility that this could cause queuing traffic back onto the A6006 is an additional concern.

We do understand that the access road has already been approved at the earlier stage, and so technically is not a matter for this application, however there has been considerable change in circumstances since then:

- Over 1200 homes have now been granted planning permission at East Leake, as opposed to the 400 originally planned for. These are mostly large family homes, greatly increasing the commuter traffic, a considerable proportion of which needs to use the A6006. The other access point at Travels Hill is another dangerous junction due to limited visibility.
- The nearby housing development “North of Rempstone Road” includes a condition that will close the eastern arm of Rempstone Road. This will increase the traffic using the junction in question.
- The developments at Kegworth/J24 will cause overall increase in traffic volumes in the area.

We request that access arrangements be reconsidered and redesigned before it is too late. Options might include a combination of:

- Roundabout
- Traffic Lights
- Speed control
- Traffic calming
- A route through the new facility with an exit onto Leake Lane in Stanford.

2. Sustainable Travel Options

As things stand the facility will not be easily accessed by sustainable forms of transport. Pedestrians and cyclists have not been adequately catered for. There is no footpath or cyclepath from East Leake and the nearby housing development “North of Rempstone Road” up to the A6006. Any pedestrians walking to the junction, or getting off at the bus stop, will have to cross the road at this

complicated and dangerous junction, with traffic coming from all directions at speed. A traffic light controlled crossing is needed across the A6006 here.

It is a considerable walk from the bus stop to the new building, and due to the nature of the facility it is likely that a proportion of those making the journey will have limited mobility, perhaps needing to use wheelchairs and mobility scooters. It would be better if the bus service could be rerouted through the facility, requiring modification to the internal design and a second access onto Leake Lane. Alternatively it would help if a bus stop could be provided on Leake Lane, along with pedestrian and cyclist access via a shorter route through the park.

3. Sewerage

If sewage is being sent via the East Leake infrastructure there is evidence that it does not have the capacity to cope. Both the pumping station at the centre of the village and the sewage treatment works on West Leake road are over capacity already. The East Leake Growth Board was advised on 3 October 2018 that a capacity assessment has been carried out by Severn Trent and has shown that there is an issue from the cumulative impact of the housing development. A case is being made for improvements, but this process is likely to take considerable time.

Since the Defence Rehabilitation Centre sewerage was connected there have been problems with smells on Castle Hill. We quote below from an email from a Technical Officer at RBC on 5 October 2018.

I am dealing with complaints of odours along Castle Hill, a number of residents thought they had blocked drains, however it is due to a problem in the main sewer along Castle Hill.

The new building development at Stamford Hall connected to the mains sewers a few weeks ago and since then there have been some bad odours along Castle Hill. Severn Trent are working with the management at Stamford Hall to try and address the problem.

The downstream sewerage system clearly needs to be improved before connecting this further development.