

2.9.1 Noise and Vibration

NS does not believe this is a workable solution for student's needs for a number of reasons;

- 1- The key concern for NS regarding noise and dust is that when student are outside the buildings the outdoor space provided by the college forms a key facility in the delivery of therapies and relaxation. The college use the outdoor space to help calm students with behavioural and other issues. The college will regularly use the accessibility path, shown blue below. allowing staff to deescalate stressful situations. The path winds through the woodland plantation and field away from the busy college, however this pathway is on the western edge of the facility, closest to the proposed works.
- 2- The number of rooms that would require the mechanical ventilation would need to be reviewed and approved. The upkeep and management would be a costly exercise and may disrupt student life during service and maintenance of the plant. The cost of installing and running the mechanical ventilation system would need to be accessed and would form part of any compensation claim.



2.11.1 Traffic and Transport – Highways Safety

On review, there appears to be some confusion with the terminology used. The NS believe the junction between Ullenwood Road and Leckhampton Hill to be an accident “Blind” Spot. There is limited visibility at this junction with vehicles accessing Leckhampton Hill from Ullenwood. Traffic using this road increase speed as they travel up from Leckhampton and the undulating topography creates limited visibility for vehicles leaving Ullenwood. There have been a number of minor accidents in the past and one fatality north of the junction but Gloucestershire Highways statistics do not record accidents where there are no serious injuries.

The NS is concerned that the traffic issues at this junction will only increase the risks given the anticipated increase in traffic along Leckhampton Hill.

2.12.5 Flood Risk

NS remain concerned at the potential flooding risks and need for the temporary drainage easement across the land from Point 1 to Point 3 as shown on the below plan. Point 3 is a natural pinch point in the field basin shown yellow.



During the course of the works, there is a proposed drainage pipe to be laid to extend from the attenuation ponds to the Point 3. This is of concern to NS, during a heavy rain event, the area shaded yellow is approximately 14 Ha and will act as the natural catchment and drain in the normal way to Point 3. The concern is that there could also be water draining from the construction site, which is being fast tracked to Point 3.

It is felt the existing drainage channels, ditches and pipe network after Point 3 are not adequate for any additional water flow directed by the new outfall. On regular occasion during the winter the carpark and access road between Point 4 and Point 5, see below photos. This route provides access to the campus and golf course and needs to be passable to provide emergency access should the main access be blocked for any reason. Therefore, any increased in flooding of the road not only causes access issues for the college, but also potentially increase damage to the road, car park and golf course.



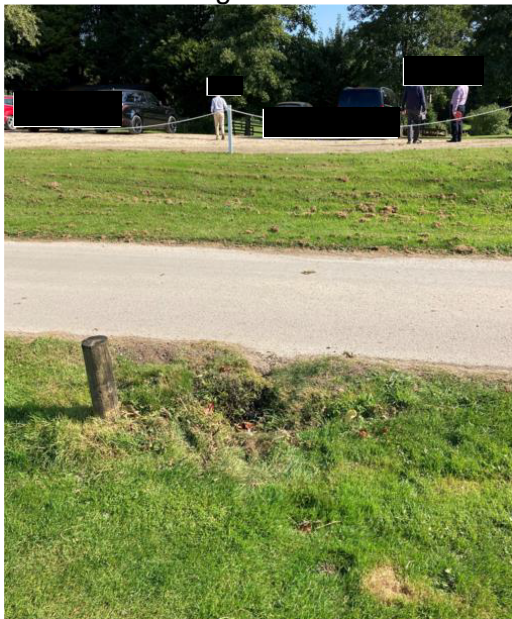
Point 1 – looking west/upstream



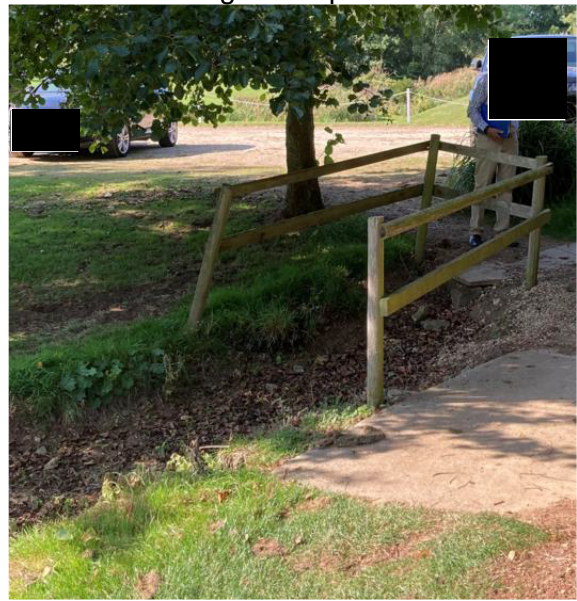
Point 2 – looking east/downstream



Point 4 – Looking east downstream



Point 5 – Looking west/upstream



Point 6 – looking east/downstream



The NS is expecting to be impacted by increased traffic as a consequence of the construction works, therefore all access points must remain open and useable at all times to ensure the college can continue operating during construction.

The NS are of the opinion that there is no need for the temporary easement/drainage pipe at all. It has been agreed that the permanent drainage easement will not be required as any outflow from the attenuation ponds can be dealt with by infiltration. The college are currently waiting for a letter from National Highways confirming this. Why can't the works discharge any overflow water into the field shaded yellow at Point 1? This will allow for the field to carry out its natural drainage cycle to delay water through infiltration within the natural field drainage as shown in the photo above at Point 2. This will create lag time, delaying the water reaching the pinch point at Point 3. Any flooding will be of existing wet grassland and not an access road or golf course.

In summary, NS believe the addition of any new drainage conduit which fast tracks water from the head of the valley is not necessary and potentially a flood risk.