

Wrestlingworth & Cockayne Hatley Parish Council
Comments on Revised Site Plan for Five Dwellings at the Old Tree
Nursery Wrestlingworth Ref: CB/19/01999/REG3

Wrestlingworth & Cockayne Hatley Parish Council supports the revised plan for five dwellings and wishes to make the following comments:

Surface and Foul Water Strategy

The Parish Council reiterates the comments made in its response to the original application. Namely, concern at the potential impact of this development on the main drainage system which already liable to flooding in heavy rain. We also draw attention to instances of sewage leaking into the Brook from the manhole cover at the junction of Potton Road and the High Street. We note that as recently as November 2019 this scheme was not deemed acceptable by CBC's SuDS Team. We hope that this problem can be resolved.

Highways

We note that the new layout is considered to be acceptable in Highway terms after a site visit when the CBC officer surmised that vehicles were travelling at 15 to 20 mph from the High Street into Potton Road from the south. The corner here is rounded and local observations by the Parish Speedwatch Group indicate that speeds are higher than this as vehicles treat this as a bend in the road rather than a junction. The Parish Council has lobbied Highways to amend this junction to a sharp corner in order to reduce speeds and increase safety. This is particularly important in relation to vehicles entering and leaving the proposed development site. We draw your attention to an extract from the recent report presented to the Parish Council by the Parish Speedwatch Group covering the period January to December 2019:

- 21 one-hour sessions were carried out in 2019
- A total of 186 out of 3399 (5.5%) vehicles were reported as travelling at 35mph or above
- 149 out of 1770 (8.4%) of these were detected on the Potton Road and 37 out of 1629 (2.3%) on the High Street.
- The highest speed recorded was 45mph, there were two incidents of this, one on the High Street and the other on the Potton Road.
- Traffic flows in excess of 300 vehicles per hour in one direction are now common, this has increased each year since monitoring began in 2016
- The highest traffic flow per hour in one direction was measured at 344 vehicles on the High Street.