

## **Wrestlingworth & Cockayne Hatley Parish Council Comments on Planning Application Ref: CB/19/01999/REG3**

Wrestlingworth & Cockayne Hatley Parish Council wishes to make the following comments on the above application:

### Surface and Foul Water Strategy

Both surface and foul water in Potton Road currently drain into the main drainage system; this joins the drainage system running south along the High Street at the T junction with Potton Road. This area is already subject to flooding in the event of heavy rainfall with outflow from the drains and also from the Brook which runs south along the High Street. There have been several instances in the last year when sewage has leaked from the manhole at the junction of Potton Road and flowed into the Brook, contaminating the water course. In light of the surface water from the proposed site now being planned to drain into the main drainage system, rather than into soakaways as envisaged at the pre-planning stage, the Parish Council requests that steps are taken as a condition of permission to mitigate against this problem. Any works required to provide the mitigation are required to be delivered prior to the dwellings being occupied.

### Highways

The proposed access to the site is very close to the junction of Potton Road and the High Street. Traffic flows at this junction are very high as it is a secondary lorry route. At present vehicles are prone to swing round the curved corner from the High Street and into Potton Road at considerable speed, making this an already dangerous junction both for pedestrians trying to cross the Potton Road and for residents of the properties close to the junction who have very poor visibility from their drives onto the road. The Parish Council requests that the rounded curb between High Street south and Potton Road is squared off so that vehicles have to slow down significantly to negotiate the junction. This would improve safety for existing properties, pedestrians and the proposed development. This road safety improvement would also allow the opportunity to install dropped curbs at this crossing point to assist wheelchair users and pedestrians with pushchairs.

### CABE Build for Life Assessment

This document states that Wrestlingworth has a village shop and tea room. This has not been the case for many years.

### Build for Life Assessment

This document states that "due to the private entrance and the layout of the site and adoptable road, the development allows for future expansion onto adjacent land if necessary". The Parish Council specifically asked for this layout in order to access the proposed allotment site adjoining the development, the lease for which is currently being drawn up by CBC, and the statement needs to be amended accordingly.

### Ecological Survey

The Ecological Survey has not picked up the large active badger sett in the adjacent meadow immediately to the rear of 29/31 High Street.

The Parish Council also request that consideration is given to installing Swift and Bat boxes as appropriate as part of the delivery of this development.