

Attached Message

From	Cook, Kingsley <KCook@kierwsp.co.uk>
To	Colin Wilkinson <colin@planit-x.co.uk>
CC	Hall, Richard <RHall@kierwsp.co.uk>
Subject	RE: Brigstock Neighbourhood Plan
Date	Mon, 19 Sep 2016 12:45:32 +0000

Colin

Thank you for consulting us on these proposed sites for future housing. Our comments follow.

#### Site 1: Brigstock Camp

The site is accessed off the busy, high speed, A6116 Stanion Road. A new access or intensification of use of the existing access would not be acceptable due to the safety concerns with turning traffic in this location. The site is also severed from Brigstock by the A6116 making access to services by sustainable means (walking, cycling, bus) difficult and potentially raising safety concerns. The site is not seen to be an acceptable location for further development.

#### Site 2: Land off Woodyard Close

Woodyard Close is adopted highway. There are no PROW within the site. In principle Woodyard Close could accommodate a limited amount of additional housing and this site would be likely to be acceptable for some future development.

#### Site 3: East side of Grafton Road

There are no PROW within the site. The site is on the edge of the village and the 30mph speed limit ends at the site frontage, and would be likely to need to be relocated. A speed survey may be required to determine vehicle speeds and if any traffic calming is required. In principle this site is likely to be acceptable for some future development.

#### Site 4: North of Stanion Road

No direct access would be permitted off the A6116. There are no PROW within the site. The site is on the edge of the village and the 30mph speed limit ends at the site frontage, and would be likely to need to be relocated. A speed survey may be required to determine vehicle speeds and if any traffic calming is required. Any new access should be located as close to the existing built-up extent of the village as possible to ensure speeds are naturally constrained. In principle this site is likely to be acceptable for some future development.

#### Site 5: Pocket Park

There are no PROW within the site. There appears to be a ditch along the site frontage which would need to be piped to create a new access. In principle this site is likely to be acceptable for some future development

#### Site 6: Hunt Kennels

No direct access would be permitted off the A6116. Footpath MK7 runs along the eastern side of the site. The site has no frontage to the public highway. Access appears to be via a private drive which appears to substandard in width, alignment and is in poor condition. The visibility where the private drive joins the Kennel Hill is restricted by the existing building and the bend in close proximity. The access appears to be inadequate to allow any further development

#### Site 7: Lyvenden Road

No direct access would be permitted off the A6116. Footpath MK7 runs through the site. In principle this site is likely to be acceptable for some future development.

#### Kingsley

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