

4.15. Technical discussions with the Highways Authority have identified a number of on- and off-site highway works that will be necessary to ensure ongoing highway safety, including a single point of access into the site from Cock Street only. The existing garage access onto the B1108 will be closed. Other works that have been identified include improvements to the Cock Street/B1108 junction at the south-east corner of the site, a frontage footway along Cock Street and the provision of a pedestrian footway through the site connecting Cock Street to Back Lane to the west.

**Legal compliance and duty to co-operate: The proposal is contrary to Policy DM 3.11**

***DM 3.11 Road Safety and the free flow of traffic***

***(1) On all sites development will not be permitted that endangers highway safety or the satisfactory functioning of the highway network.***

Location of access: The single access point to Cock Street is so close to the B1108 that it is likely to endanger highway safety. It would have to be positioned (at least 20-25m from the B1108) to minimise danger to drivers entering Cock Street from the busy B1108 which is on a blind bend directly adjacent to the development. This is not practical due to the narrow width of the garage site (approximately 20-25m), even with full realignment of the road which is unrealistic within Highways space. Also, any houses on the garage site would then have to be positioned on the narrow strip left between the new access road and the B1108 itself. The proposed junction has already been given an Amber rating. We propose it should have a red rating.

Level of traffic: The increase in traffic (more than 80 vehicle movements per day) is likely to cause significant queuing and disruption at an already difficult junction between Cock Street and the B1108.

Ongoing refurbishment and future patronage of the Cock Inn will only add to vehicle movements on this blind bend.

Highway safety will also be compromised by the provision of a footway through the site connecting Cock Street to Back Lane to the west.

Back Lane is a narrow, one-track, rural road with arable agricultural land on either side, outside the development zone, and unsuitable for pedestrian use. We see no reason for a pedestrian footway to connect Cock Street with Back Lane.

The proposed link would give no additional access to the local footpath network and is therefore of no recreational value.