

Policy VC BAR1 – Land at Cock Street and Watton Road

0.76ha of land is allocated for approximately 20 dwellings.

The developer of the site will be required to ensure:

- Vehicular access into the site to be from Cock Street only, with the existing site access onto the B1108 to be closed;
 - COMMENT: The proposed 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, even with full realignment of the road which is unrealistic within Highways space. The proposed junction has already been given an Amber rating. We propose it should have a red rating.
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- On and off-site highway works to include improvements to the Cock Street/ B1108 junction, a frontage footpath along Cock Street and a pedestrian link through the site to create a linkage between Cock Street and Back Lane;
 - COMMENT: We see no reason for a pedestrian footway to connect Cock Street with Back Lane, which is a narrow, onetrack, rural road with only good quality agricultural land on either side.
 - The proposed link would give no additional access to the local footpath network, and is therefore of no recreational value.
 - Back lane is unsuitable for significant pedestrian use.
- Submission of an arboricultural survey to determine the condition of the central tree belt and to inform a site layout and design that incorporates these trees as far as possible, as well as the protection of these trees during the construction phase of development;
- Retention, protection and enhancement of the existing vegetation and mature trees along the south and west boundaries of the site in order to minimise the visual impact of the site and protect the setting of Sayer's Farm;
 - COMMENT: see earlier for damage likely to be caused to heritage assets.
 - We wish to see a severe limit on the height of any houses on the site to prevent this high density estate from dominating the beautiful and ancient centre of this village.
- Site layout and design to have regard to the nearby heritage assets with particular consideration to be given to the setting of The Cock Inn;
 - The density of the proposed housing is considerably greater than in the current village. This will mean the estate, placed right on the periphery of the ancient village, will badly damage the amenity of Barford, particularly as entered from the west.
- A Phase 1 and Phase 2 contamination survey be undertaken to determine the presence of any on-site contamination resulting from the former garage use of the site and to identify appropriate remediation works.
 - As stated above, such a survey should be taken before any permissions are granted, in keeping with the precautionary principle.
- A site-specific Flood Risk Assessment addressing the
 - It appears that no consideration has been given to the flood risk associated with run off. The Flood risk assessment must apply to the additional run off into the village and valley where flooding of dwellings is more likely. Furthermore, the impact on sewage release into gardens and homes must be considered. [Ref to REG19 reports]