

GREAT CASTERTON PARISH COUNCIL

DRAFT

Send via email to larkfleet-consultations@athene-commnications.co.uk

Thank you for the opportunity to comment on the Monarch Park Developments proposals.

Great Casterton Parish Council supports/opposes/is neutral to this development.

Great Casterton is a Rutland village close to this proposed development and consequently the Parish Council is determined that it should not destroy the character of the village nor the quality of life of its residents.

We therefore welcome the proposals to assess the road junctions in the vicinity. In particular numbers 1, 8, 15, 16, 17. In the Sidney Farm Lane area there is also considerable congestion today as well as a number of accidents. (Numbers 9,10,11).

The Parish Council believes that a large number of the Residents from the Monarch Park will work outside Stamford, in Peterborough/Cambridge/Leicester/Grantham/Nottingham. They will need to access the A1 to reach those destinations and at present there is no mention of a route from the important East-West Road through Monarch Park to the A1. The option for north bound traffic transmitting the village to junction 8 (Tickencote) is particularly unattractive to us.

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The B1081 Old Great North Road in Great Casterton passes through a Conservation Area which is lined with listed properties. In the centre of the village there is a congested crossroads which is prone to holding up through traffic and causing tailbacks in the village; there are also three chicanes to reduce traffic speeds. The Easterly pavement on this road is designated as a “safe route to school” for the two popular schools in the village.

Today traffic through the village during school opening and closing periods is continually increasing and now approaches 4500 vehicles a day: this has increased by 400-500 a day since 2015. With the increasing success and popularity of Casterton College this traffic will increase further. We are therefore concerned that the Monarch Park development will further increase traffic flows in the area.

This crossroads (No 16) is already a difficult area as traffic comes from five directions. Water Lane to the West is narrow throughout its length and is a "rat run" for commuters accessing the A606/A1 as well as extensive school traffic. This is already a restricted road yet large trucks, buses and parents taking their children to the two schools in the village utilise it extensively. The pavement is narrow and walkers are from time to time hazarded by the traffic. In addition at peak hours traffic at the cross roads frequently has to wait to access/leave Water Lane as the road is blocked by a large vehicle. Traffic on the B1081 and the Ryhall and Pickworth roads is also very busy and frequently held up.

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Moreover the Parish Council has previously recommended that the Rutland Planning Authority considers the widening the top of Water Lane to reduce congestion and waiting times. The deeds of the house on the corner (No. 23 Old Great North Road) has a Land Registry clause allowing the highway authority without cost to take some of the garden bordering on Water Lane in order to widen the road, as well as another section of the wide pavement on the B1081.

The Parish Council would be happy to add evidence to the road junctions assessment.

More points to add. Perhaps point 4 (facilities in the Country Park) on feedback form, or point 5 (further suggestions on the Country Park).

Copy to:

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