

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0360	Your Ref:	P/2023/0360
Date:	23/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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OLEDD (RHAN OL WIETHREDOL) / REBUILDING AND CHANGE OF USE OF PIGGERY
BUILDING TO PROVIDE ANCILLARY RESIDENTIAL ACCOMMODATION INCLUDING GLAZED
RECESSED LINKWAY AND ALTERATIONS TO LEAN-TO (PARTLY IN RETROSPECT)

BANK FARM HIGHER LANES ISCOYD WHITCHURCH

Grid Ref: E 348471.11 N 343080.12

I refer to your consultation / email dated 19/06/2023 in respect of the above.

The proposed development site is located on Higher Lanes which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical vehicle speeds of around 30mph, any proposed / existing access would normally require visibility splays of 2.4 x 43m measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing farm access is adequate in both directions providing splays in excess of approximately 2.4 x 43m measured to the centerline of the adjoining highway.

Parking and turning provision at the proposed development site appears adequate.

The existing farm access is approximately 20m wide reducing to 4.2m approximately 10m behind the adjoining carriageway.

I would therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a series of loops and a long horizontal stroke.

Chief Officer, Environment & Technical