

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1050 Res(1)	Your Ref:	P/2022/1050
Date:	27/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD STORFA SLYRI / INSTALLATION OF SLURRY STORE

LAND AT MOSS LANE AROWRY HANMER WHITCHURCH

Grid Ref: E 346350.66 N 338093.16

I refer to your consultation / email dated 18/01/2023 in respect of the above.

Access

The proposed development site is located on a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 20m to the north west and 2.4 x 100m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow in the north westerly direction. Visibility is limited in the south easterly direction due to the vertical deflection of the road.

No details of the proposed visibility splays from this access have been provided. I would recommend that a suitably scaled plan is provided which indicates the full extent of the proposed visibility splays in both directions.

I would normally be unable to support any proposed development that is likely to result in any significant increase in traffic movements utilising this substandard access.

I understand that the proposed slurry store will be accessed utilizing an existing field access. This access is approximately 4.8m wide and is gated at 3.5m behind the adjoining carriageway. The access is unsurfaced and slopes towards the highway.

I would normally recommend that an access of this nature is surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary with no gates being erected within 10m of the highway boundary. An Aco drain or similar would be required to intercept any private surface water run-off. I would recommend that these details are indicated on a revised layout plan.

Traffic Generation

I understand that the proposed slurry store will be accessed utilizing an existing field access which I assume generates very few daily vehicle movements. I would recommend that the applicant provides details of the existing daily vehicle movements through this access along with additional anticipated daily vehicle movements likely to be generated by the proposed slurry store.

Parking &Turning Provision

Adequate parking & turning provision will need to be provided within the curtilage of the site to suit the nature of the vehicles using the facility. I would recommend that the applicant provides details of the size of vehicles likely to use the site along with a suitably scaled plan indicating where such vehicles will park and turn within the site.

Public Footpath

PROW no. 8 – Hanmer passes through the site and should not be interfered with (see note).

Supplementary Notes

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

Note to Applicant:

Public Footpath No.8 - Hanmer passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Chief Officer, Environment & Technical