

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0808 (Res 1)	Your Ref:	AB/P/2022/0808
Date:	14/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI 3 ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF 3 DWELLINGS (ALL MATTERS RESERVED)
GLEBE HOUSE FARM HORSEMANS GREEN WHITCHURCH

Grid Ref: E 344604.07 N 341299.79

I refer to your consultation / email dated 07/11/2022 in respect of the above.

Although all matters are reserved I comment as follows:-

Access

The development site is located off Horsemans Green Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing unadopted access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge. Visibility is restricted in both directions in that the required splays would cut across 3rd party land.

Access to the development site is via an unadopted track to the west of Croft House. This access is typically 4.6m wide, unsurfaced and reduces in width to around 2.6m wide at approximately 50m beyond the adopted highway. This lane already appears to serve at least 3 no. dwellings and Glebe Farm and is considered unsuitable to serve any additional residential development.

In response to previous application ref: P/2021/0234, I concluded that it would not appear possible to provide a suitable means of access onto the classified road to serve any additional residential development at this site.

Proposed Access Modifications

The submitted “illustrative Access Improvement Plan” indicates the construction of a short section of footway (1.5m wide) which would effectively reduce the existing carriageway width from 5.4m to 3.9m which is considered unacceptable. This reduction in width would result in preventing the simultaneous passage of vehicles along this section of Horsemans Green Road and would create an unnecessary change in horizontal alignment of the carriageway.

The construction of such a footway would increase the available visibility from the existing access to approximately 2.4 x 19m in the south westerly direction and 2.4 x 16m in the north easterly direction measured to the nearside edge. Visibility is restricted in both directions in that the required splays would cut across 3rd party land. The proposed visibility splays still remain significantly short of the required splays.

It would not appear possible to provide a suitable means of access onto the classified road which could provide adequate visibility to serve any additional residential development at this site.

Traffic Generation

The previously suggested vehicle movements generated by the farm and associated activities are obviously seasonal and are not directly comparable to the potential movements that 3 additional dwellings could generate. Given the remote nature of the site in respect of shops, surgeries, employment, schools etc, it is likely that a dwelling in this location could generate around 8 – 10 movements per day. The proposed development could therefore potentially generate around 24 – 30 vehicle movements per day served by a sub-standard access. It is accepted that the previous agricultural use would have generated a given number of movements. However, when calculated as daily movements, these are likely to be minimal.

Proposed Layout

The proposed unadopted access road would need to provide a suitable turning head to accommodate the turning movements of a medium sized delivery vehicle.

Waste collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

In conclusion, it would not appear possible to provide a suitable means of access onto the classified road to serve any additional residential development at this site.

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 horizontal stroke.

Chief Officer, Environment & Technical