

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Head of Environment and Planning

Our Ref: ET/DC/P/2020/0738

Your Ref: SJG/P/2020/0738

Date: 3rd February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 488 434 Halan y Ddaear, Higher Lanes, Higher Wych, Malpas.
Development: Application for outline planning for a house of agricultural occupancy.

I refer to your consultation dated 18/11/2020 in respect of the above.

Access

The development site is situated on a narrow 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.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing field access is inadequate in both directions providing splays of approximately 2.4 x 22m in both directions measured to the centreline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow along the site frontage. It may be possible to provide adequate visibility by re-locating the access and cutting back, lowering, setting back sections of the existing hedgerow. The existing access could be closed up and a new improved access formed via s.184 consent. I would recommend the applicant submits a suitably scaled layout plan indicating the full extent of the required splays.

The existing field access is approximately 7m wide and is gated approximately 2.2m behind the edge of carriageway. The access is currently unsurfaced.

If the development site is for domestic use only and is not accessed by agricultural vehicles then I would recommend any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary. No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across any proposed access to intercept any private surface water run off.

If the development site is for domestic and agricultural vehicular use then I would recommend any proposed access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates being erected within 10m of the highway boundary. No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across any proposed access to intercept any private surface water run off.

Parking & Turning Provision

Adequate parking and turning will need to be provided within the curtilage of the site to suit the intended use as indicated above.

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Supplementary Notes

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

Chief Officer, Environment & Technical