

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0176 **Your Ref:** BB/P/2021/0176
Date: 19th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

ANNEDD SY'N GYSYLLTIEDIG A BUSNES GRE MARCHOGOL / DWELLING CONNECTED WITH EQUESTRIAN STUD BUSINESS RIVERSIDE STUD RIVERSIDE LANE NEWBRIDGE ROAD NEWBRIDGE

Grid Ref: E 328929.59 N 341754.59

I refer to your consultation dated 16/03/2021 in respect of the above.

The proposed development site is located on an existing common access off the B5605 rural classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in the north westerly direction and 2.4 x 43m in the south easterly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The proposed will be accessed via the existing 'common' access road. This access is approximately 6.0m wide gated entrance and is hard surfaced.

Visibility from this existing access is inadequate providing splays of approximately 2.0 x 9.0m North West and 2.0 x 12m South East, both directions measured to the centreline of the adjoining access track. Visibility is impeded in both directions by the existing hedgerow.

We would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

We would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. I 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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical