

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0670

Your Ref: JS/P/2011/0670

Date: 14 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3017 5190 Land to the east of Tanyfron Road junction with Southsea Road, Southsea

Development: Construction of travellers chalet and caravan park for four plots and erection of amenity building

I refer to your consultation dated 4 October 2011 in respect of the above.

The site has an existing gated access on to the classified highway known as Southsea Road. As the access is very close to the urban / rural boundary, traffic from the north is subject to the National Speed limit while from the south east it is subject to a 30 mph speed limit.

A speed survey was undertaken on 8th November 2011 by the Council's Traffic section. The survey revealed the following 85th percentile speed readings:

Vehicular speed approaching the site from the north (Lodge) – 38 mph - for which Manual for Streets 2 recommends a splay of 2.4 x 65m

Vehicular speed approaching the site from the south (Southsea) – 37 mph - for which Manual for Streets 2 recommends a splay of 2.4 x 59m

It is possible to achieve these splays in both directions by removing or setting back the existing boundary hedge.

I understand that there may be some heavy plant and machinery being stored at the site and any conditions need to ensure that the provision of an adequate access.

I therefore recommend that any permission include the following conditions:

CONDITIONS

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09
033R

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ19
038R

VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 65 metres to the north measured to the near side edge of the adjoining highway, and 2.4 metres x 59 metres to the south east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 0:1751/A/C shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

ZJ46
026R

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.


Infrastructure Manager