

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0796

Your Ref: LB1/P/2011/0796

Date: 9TH November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 462 352 Bank House, Cadney Lane, Bettisfield.

Development: Demolition of existing dwelling and erection of one detached dwelling.

I refer to your consultation dated 03/11/2011 in respect of the above.

The proposed development site is located on Cadney Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section 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 nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the proposed access point appears adequate.

Any proposed access shall provide pedestrian visibility plays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. These splays have not been indicated on the submitted layout plan.

I would recommend that the applicant submits a revised layout plan indicating the required pedestrian visibility splays.

I understand that the proposed development consists of a replacement 4 bedroom dwelling and a 2 bedroomed annex which is to share the proposed access with the recently constructed adjoining property located immediately to the south of the site.

Adequate parking and turning provision will need to be provided within the curtilage of the proposed development site. I would consider the provision of 5 no. parking spaces to be adequate for such a development. The submitted details do not indicate how adequate parking and turning is to be provided at the site. Could you please ask the applicant to submit a revised layout plan indicating how adequate parking and turning provision is to be provided.

The proposed 4.5m wide shared access shall be surfaced with hard bound materials (ie/ bituminous macadam) for the first 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary. I would recommend that this access takes the form of a dropped kerb vehicular access.

There is no footway provision along this section of Cadney Lane and I would therefore recommend that a minimum 1.2m wide footway is constructed along the entire site frontage in the interests of pedestrian safety (see note). Planning consent for the adjoining property required the construction of a 1.2m wide footway along the entire site frontage including the frontage of the development itself. This footway was conditioned (as part of planning consent ref: P/2010/0469) to be constructed prior to occupation of the dwelling. Although the adjoining property is now occupied, this footway has not yet been constructed. I would recommend that the current application be subject to the same condition as required by planning consent ref: P/2010/0469 to construct a 1.2m wide footway along the site frontage.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ20** **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- NONSTD** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.5 metres for a minimum distance of 5m behind the highway boundary.
- ZJ07** **ACCESS SURFACE (5 metres)**
043R 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.
- ZJ38** **PAVEMENT CROSSING**
050R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
- ZJ09** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ46** **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

ZJ23
035R

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

NONSTD
050R

NEW 1.2 METRE FOOTWAY

Prior to first use of the development a 1.2m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Notes

The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out



Infrastructure Manager

