

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0670

Your Ref: JS/P/2011/0670

Date: 7 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. From the north it is considered reasonable to assume that 85th percentile speeds are unlikely to be more than 50 mph.

For these vehicular speeds Welsh Government guidelines recommend splays of 2.4 x 160m to the north and 2.4 x 56m to the south east. These splays are not provided at the existing access.

To the south east it would appear possible to achieve a 56m splay by removing or setting back the existing boundary hedge; this splay would be concurrent with Welsh Government recommendations.

To the north it appears possible to create an access providing splays of approximately 2.4 x 140m by removing or setting back the existing boundary hedge. This splay would still be below the recommended guidelines.

Whilst it is acknowledged that this is an existing access, the traffic generated by the proposed development would be significantly more than would be expected from its current use.

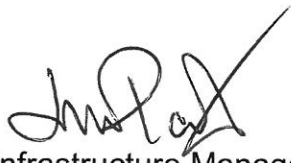
I therefore recommend that the application be refused for the following reason:

The traffic generated by the proposed development would result in an increase in use of the existing access with consequent increase in danger to road users.

Note

If the applicant were to reduce the proposed number of caravans from 4 to 1 then I may be able to revise my response to the application as the traffic generation is likely to be similar to its last use in 2010 as a caravan, stables and storage area.

The Environment department have commissioned a vehicular speed survey to assess the speed of traffic approaching the site from a northerly direction. Should the survey reveal that the actual 85th percentile vehicular speed is less than the assumed 50mph then it maybe possible to achieve visibility at the access that is concurrent with Welsh Government guidelines. That being the case I would amend my response accordingly.

A handwritten signature in black ink, appearing to be 'J. P. A.', written over the printed name.

Infrastructure Manager