

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0632 **Your Ref:** MP/P/2010/0632
Date: 3rd August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 462 352 Sycamore Cottage, Cadney Lane, Bettisfield, Whitchurch.
Development: Erection of replacement livestock building.

I refer to your consultation dated 26/07/2010 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 25 – 30mph given the geometry of the road along this section.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

I assume that the most likely point of access is either the existing field access to the north of Sycamore Cottage or possibly the existing access serving Sycamore Cottage itself. The other 2 field accesses to the south east both appear to be overgrown and unused.

Visibility from the existing northerly field access is inadequate in both directions providing splays of approximately 2.4 x 27m to the north west and 2.4 x 20m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / trees fronting the development site.

Visibility from the existing access serving Sycamore Cottage is also inadequate in both directions providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / trees fronting the development site.

Although I would not normally support any proposed development that would result in an increase in traffic movements through either of these substandard access points, I understand that the proposed building is simply a replacement building which will be used to accommodate existing farm equipment, livestock and animal feed and will not result in any increase in vehicle movements.

I would 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.



AP Operational Manager Traffic & Transportation