

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0224 **Your Ref:** SJG/P/2010/0224
Date: 29TH March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 492 405 Dean Cottage, The Chequer, Bronington, Whitchurch.

Development: Outline application to erect 1 detached two storey dwelling & garage.

I refer to your consultation dated 25/03/2010 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway. Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 195m to the north east and 2.4 x 100m to the south west measured to the nearside edge of the adjoining highway.

Any proposed / existing access would also normally be required to provide adequate forward visibility for vehicles approaching from the west providing a stopping sight distance of 215m. Forward visibility for vehicles approaching from the west is inadequate providing a stopping sight distance of approximately 70m. Forward visibility is impeded by the existing hedgerow on the inside of the bend along this section.

The proposed / existing shared access is approximately 5.6m wide and is surfaced with loose bound materials. Any proposed shared access for such a development would normally require at least 5m of hard bound surfacing (ie/ bituminous macadam) behind the highway boundary.

Suitable parking and turning facilities would also need to be provided within the curtilage of the development site for the proposed and existing dwelling including workshop.

However, I would not wish to support any proposed development that is likely to result in an increase in vehicle movements utilising this existing sub-standard access. The proposed development is considered likely to result in an increase in vehicle movements at the site.

I would therefore 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note:

Public footpath no. 8 (Bronington) passes immediately to the south of the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section – contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in dark ink, appearing to be 'M. S. L.' followed by a long horizontal flourish.

Operational Manager Traffic & Transportation