

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0397 **Your Ref:** SEH/P/2010/0397
Date: 13TH May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 479 381 Land at Nook Lane, Stimmy Heath, Bronington.

Development: Erection of stable block with store and wc.

I refer to your consultation dated 12/05/2010 in respect of the above.

The proposed development site is located off Nook Lane which is a narrow, unadopted lane.

The main access route to / from the site would appear to be along Nook Lane onto the A495 Bronington Road.

Although visibility at this junction appears adequate in the easterly direction, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. TAN 18 would normally require such an access / junction to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing hedgerow. However, full visibility could be achieved if the hedgerow were to be trimmed back.

Nook Lane is a narrow, unadopted lane with no footway or street lighting provision. The lane is typically 3.7m wide for the majority of its length and there are no formal passing places along this section. Nook Lane is in poor condition with sections of loose bound surfacing and a number of potholes along its length. A number of public footpaths cross Nook Lane.

Nook Lane already serves in excess of 5 no. dwellings. It is current Council policy that no more than 5 no. dwellings should be served off an unadopted road unless it is to an adoptable standard. This is because above 5 dwellings, it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians, cyclists and road users generally unless minimum standards are met.

I would not be able to support any proposed development that is likely to result in an increase in traffic movements along Nook Lane.

However, I assume the proposed development will be restricted to personal use and is therefore unlikely to result in any significant 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, 2, 3, 4 & 5 of the supplementary notes.



Operational Manager Traffic & Transportation

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