September 2026

Highway Statement

Change of Use of land to create Glamping Site

Land South of Queensbridge Farm
Overton
LL13 0LE



Code Planning

Highway Development Control Consultancy

Contents

1. Introduction
2. Existing Site Layout
3. Development proposals
4. Conclusion

1. Introduction

Code Planning has been asked to prepare a highway statement in support of a planning application for a proposed change of use of land to create a glamping site.

This report provides a highways development control assessment of the highway safety aspects of the proposed new access and off-road parking facility.

2. Existing Site Layout

The site is currently an agricultural holding.
The existing access is approximately 4.1m wide, unsurfaced with gates setback approximately 3m behind the carriageway edge.
Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 30m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerows.
Forward visibility for vehicles approaching the access from the south to stationary vehicles waiting to turn right into the proposed access is approximately 100m restricted by the alignment of the road.
The highway department have stated that it is unsuitable to use this access for any development that would generate additional traffic.

3. Development proposals

It is proposed to create a new access into the site approximately 100m south of the existing access. The access will be used to serve seven proposed glamping pods.

Parking and turning will be provided for the site; the proposed layout will accommodate the turning of a refuse wagon in order that it can enter and leave the site in a forward direction.

A recently conducted speed survey was carried out by the applicant either side of the proposed access. The speed survey determined the following 85th percentile speeds: -
Northern Location, Southbound 48.3mph
Southern Location, Northbound 50.8mph
Based on these speeds, Welsh Government guidance TAN 18 recommends visibility splays of 2.4 x 139m to the north and 2.4 x 150m to the south measured to the nearside edge of the adjoining highway.
The WCBC highway officer has stated that these splays are acceptable for the proposed development.

The full 139m and 150m visibility splays are physically achievable and maintainable, with all works and vegetation management required to establish the visibility envelope confined to land within the Applicant's control and the sightline thereafter passing across the existing public highway environment, without reliance upon the removal or management of third-party vegetation.
A topographical survey has been submitted to demonstrate that visibility is achievable in both directions from the proposed access.

Forward visibility, for and of right turning vehicles, is concurrent with Welsh Government guidelines.

The access has been designed to allow two vehicles to pass simultaneously at the junction of A528.
The proposed access is 5.5m wide with 6m kerb radii.
The access will be surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway
No gates will be erected across the access.

An Aco drain or similar will be provided where the access falls towards the highway

WCBC highway officer has previously stated that 12 spaces is an appropriate level of parking provision. The submitted plans demonstrate parking and turning is provided in accordance with WCBC stated requirements.

The plans also show that cycling provision is provided in accordance with WCBC stated requirements.

The plans demonstrate that adequate turning area is provided for a refuse wagon to enter the site, turn within the site and leave in a forward direction.

4. Conclusion

- Lateral visibility is in full accordance with the stated requirements of WCBC highway officer.
- Lateral visibility splays are physically achievable and maintainable, with all works and vegetation management necessary to establish and retain the visibility envelope confined to land within the Applicant's control, and the sightline thereafter passing across the existing public highway environment without reliance upon third-party vegetation management.
- Forward visibility is concurrent with Welsh government guidance
- The access meets all design standards as previously requested by WCBC highway officer
- Parking and turning provision meet the standards previously requested by WCBC highway officer
- Adequate space is provided for a refuse wagon to turn within the site

- Cycling provision is in full accordance with the stated requirements of WCBC highways officer
- Every issue previously raised by the WCBC highway officer has been satisfactorily addressed.
- Given that all Welsh Government guidelines for a safe vehicular access are demonstrated, it is considered that there can be no justifiable objections to the proposal on highway grounds.