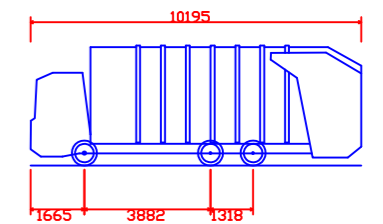

PROPOSED RESIDENTIAL DEVELOPMENT OFF A3020 MAIN ROAD, ROOKLEY – ACCESS CONSIDERATIONS. REVISED SCHEME

1. The proposed development comprises the demolition of the remaining redundant industrial building (as others have been demolished via P/01392/16) and the construction of 28 new dwellings on a parcel of land immediately abutting the main settlement of Rookley, within the 30mph speed limit. The site already has planning consent for twenty-one units, granted in 2017 under reference P/01392/16. That site/permission is extant and material works have commenced.
2. A new footway will be provided across the site frontage to connect with bridleway A37 at the northern boundary. Within the planning application boundary, that bridleway will be widened to 2.5m and surface improvements made.
3. A new road junction will be constructed onto A3020, with the proposed access road comprising 5.5m carriageway and 2.0m footways as shown on **Drawing No. 19440/2020/3** (See **Appendix A**). This will replace the existing northernmost vehicular access to the site, which will be closed up.
4. Visibility from the new access point has been checked and it is possible to achieve a Y dimension of around 83m to the north, the crest of the hill being the limiting factor rather than the horizontal alignment. This is considerably more than the minimum recommended in Manual for Streets for 30mph and makes allowance for vehicles that may be exceeding the speed limit when approaching from the Blackwater direction.
5. To the south too, visibility is ample; the plan shows a notional splay of 2.4m x 43m (i.e. the minimum normally required) within the immediate site frontage, but in practice the sightline across the adjacent verge means that an approaching vehicle would become visible over 90m away.
6. Vehicle turning has been checked for refuse vehicle and fire appliance access and has been found acceptable, as shown on the aforementioned drawing. The additional dwellings, as well as those previously approved, will be provided with car parking spaces at the rate outlined in relevant local guidance, which can be conditioned.
7. **Drawing No. 19440/9 Revision A** (See **Appendix B**) shows proposed uncontrolled crossing points of A3020 and Bunkers Lane to facilitate an alternative step-free pedestrian route previously requested by Island Roads, including surfacing of the Bunkers Lane junction bellmouth. Further highway improvements will be made to the existing pedestrian crossing point further (south) into the village, offering enhanced and safer crossing facilities. Both measures will benefit the site and existing residents within the village. Those measures have been agreed with Island Roads through pre-application advice, as defined by Plan 19440/09.
8. The additional seven units do not increase traffic generation to a level where any design changes need to be made to the previously proposed simple junction arrangement. Therefore, bearing in mind the previous consent, we believe the development should be approved subject to suitable planning conditions.

Gavin Toogood EngTech FIHE
Principal Engineer, Mayer Brown Ltd
December 2020

APPENDIX A: Drawing No. 19440/2020/3



Phoenix 2-17N (with Elite 2 6x2 ML chassis)
 Overall Length 10195mm
 Overall Width 2230mm
 Overall Body Height 3699mm
 Min. Body Ground Clearance 651mm
 Track Width 2200mm
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 10000mm

rev.	amendment	date



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client
CAPTIVA HOMES (ROOKLEY) LTD

project
**PROPOSED RESIDENTIAL DEVELOPMENT
 MAIN ROAD, ROOKLEY**

scale
 1: 500 @ A2 drawn by GRT checked by KWF

date
 30 NOVEMBER 2020 cad file Rookley 2020.dwg

title
VEHICLE TRACKING & VISIBILITY

drawing number
19440/2020/3 rev.

APPENDIX B: Drawing No. 19440/9 Revision A



Pedestrian crossing points with dropped kerbs and tactile paving

Junction bellmouth to be resurfaced to provide acceptable pedestrian crossing point

Bunkers Lane

Central pedestrian refuge (see separate detail drawing)

Oakdene

Existing high level beacon to remain in place. (New refuge to be positioned accordingly)

Existing small islands to be broken out

Pedestrian crossing point with dropped kerbs and tactile paving

Footway construction (new and resurfaced)

A Change client, red line, and layout 07/12/20

rev. amendment date



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client
CAPTIVA HOMES (ROOKLEY) LTD

project
PROPOSED RESIDENTIAL DEVELOPMENT
MAIN ROAD, ROOKLEY

scale 1:500 @ A3 drawn by KWF checked by KWF

date JULY 2020 cad file Rookley 2.dwg

title
OFF-SITE HIGHWAY IMPROVEMENTS
(PEDESTRIAN CROSSING POINTS)

drawing number 19440/9 rev. A