****Planning Department

London Borough of Bexley

Civic Centre,

2 Watling Street

Bexleyheath

Kent DA6 7AT

29/032/2022

Dear Sir/Madam,

**Resub: Application for the retention of the vehicular access at Old Bexley Equestrian Training Centre onto Vicarage Road Bexley DA5 2AW.**

Please find enclosed an electronic application form and drawings for the above referenced address which is resubmitted to address comments made in the recent appeal decision whereby the Inspector stated that it was for the applicant to show that the required visibility splays could be achieved.

The proposal is only to retain the existing gap in the boundary hedge to create the formation of the access onto the highway..This application seeks to redress matters in order to retain the access and get the requisite permission from the highway Authority to get a dropped kerb installed. The gap in the hedge to provide the access to Vicarage Road already exists and has for many years although had become overgrown but the field gate still remained in place. This was opened up again in 2017and a new gate installed which was then questioned by the Council. The field gate has now been set in over 20m from the backedge of the highway and would not require planning permission as it is not considered to be a boundary fence. This will allow the requested 2.4m x 43m visibility splays to satisfy the highway authority.

We would again emphasise that the appellant hasd no means of accessing the rear of the property through the stable yard in order to provide vehicular access for emergency vehicles in the case of accident or fire and the need to comply with the new Animal Welfare considerations in respect to the removal of animal waste. In order to comply with the new licencing guidelines to facilitate access to the rear they had no option but to bring back in to commission the old rear gate. They replaced the old derelict gate with a pair of proprietary wooden five bar field gates and applied to the local authority to have a `drop kerb` installed. It was at this point that the LPA said that they needed planning permission to create an access onto Vicarage Road even though this had previously existed and only the hedging had to be removed.

The required visibility splays can be provided and we are satisfied that the proposal has no harmful impact on the neighbouring buildings or highway safety . If there are any concerns regarding the application, please do not hesitate to contact us.

Yours sincerely

James Barron BA(Hons) DipTP MRTPI

Planning Director.