

Our Ref: MB/3215C

Sent by Email

21st March 2022

Dear whom it may concern,

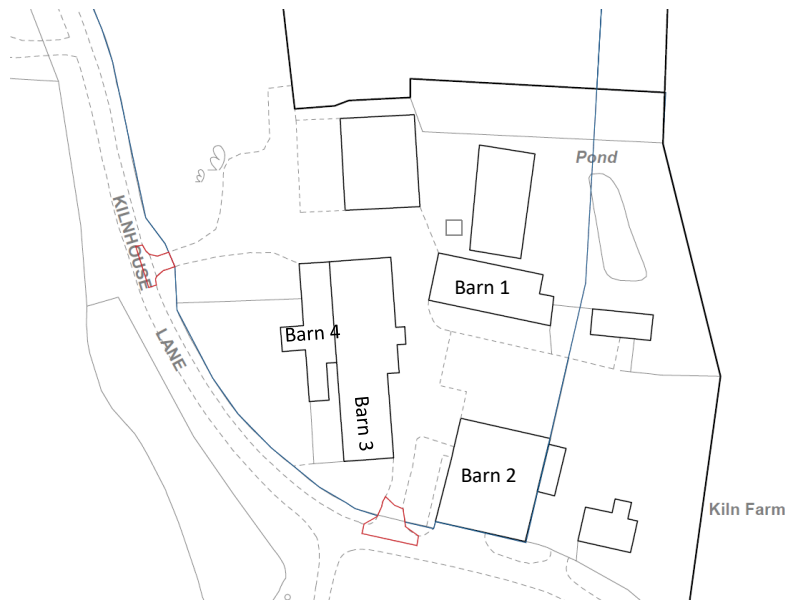
R.E.: PROPOSED HIGHWAY IMPROVEMENTS- KILN HOUSE FARM

Kiln House Farm is located on the north side of Kiln House Lane, approximately 0.3km southeast of Tunstall. Located within open countryside, the site comprises of an existing farmhouse, outbuildings and several barns.

The two accompanying applications seek the conversion of four agricultural buildings to four residential dwellings with associated building operations reasonably necessary for the building(s) to function as a dwelling, including partial demolition to the extent reasonably necessary to facilitate the conversion of the buildings to dwellings. They are submitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 215 No. 632 (as amended).

Existing Access

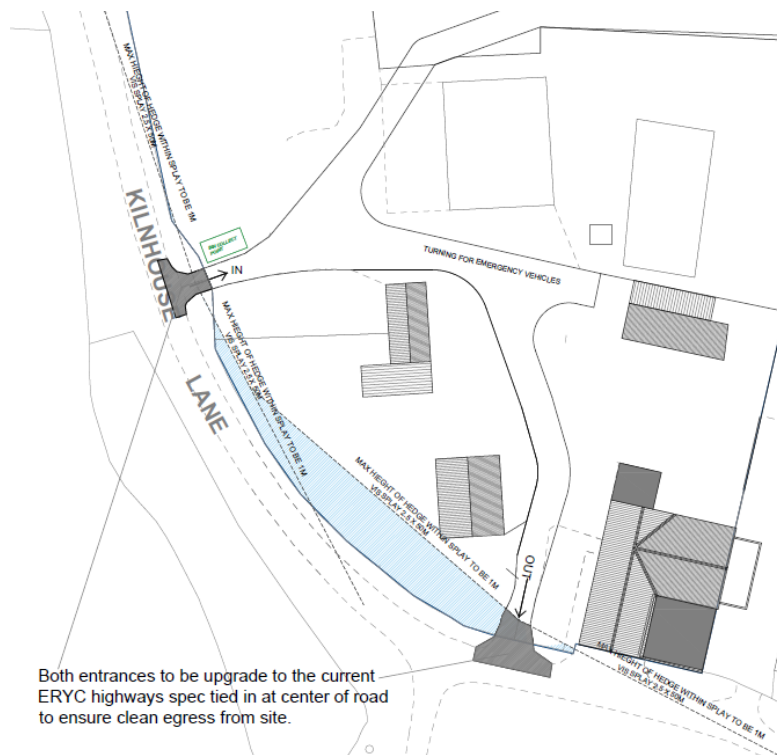
The site is accessed from Kiln House Lane and benefits from two access points. One access is via the south side of the site, providing access between Barn 3 and Barn 2. The other access is to the west of Barn 4. Both accesses open out on to Kiln House Lane. The front boundary consists of a hedge and fencing which also runs along the western boundary.



Proposed Improvements

Both entrances to the site are to be upgraded to the current ERYC Highways specifications, tied in at the centre of the road to ensure a clean egress from the site. They will provide a one-way system through the site, which runs from the western access point to the southern access point.

The hedges which run along the boundary adjacent to Kiln House Lane will have a maximum height of 1m when within splay of the access points. The visibility splay is proposed to be 2.5m x 50m from each entrance.



A bin collection point is also proposed adjacent to the north of the western access point.

Transport and Highway Impacts

Paragraph 32 of the NPPF states:

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Kiln House Lane is a non-classified road and is subject to the national speed limit. It is a no-through-route generally of single vehicle width. The road is lightly trafficked, and cars travel significantly slower than the permitted 60mph. The use of the buildings as dwellings would generate minimal vehicle movements (fewer than a commercial re-use of the buildings which could also be done under permitted development) and therefore will have a limited impact on highways.

The buildings in question will all share access via Kiln House Lane. The existing access provides suitable visibility from both directions. As mentioned above, the proposed development includes a

one-way system on site, to help mitigate any congestion generated by residents arriving and leaving the development.

For these reasons, we believe that planning permission should be granted for the proposed highway improvements for the proposed development at Kiln House Farm.

Yours sincerely

Michael Bamford

Director

For and on behalf of Planning Design Practice

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