

**TOWN AND COUNTRY PLANNING ACT****HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

<b>DISTRICT:</b>	Bassetlaw	Date received	27/06/2022
<b>OFFICER:</b>	Jamie Elliott		
<b>PROPOSAL:</b>	Erect Dwelling With Detached Garage and Construct New Access	D.C. No.	B/22/00696/FUL
<b>LOCATION:</b>	Land Adjacent To The Cottage Mill Lane Normanton On Trent Newark Nottinghamshire NG23 6RW		
<b>APPLICANT:</b>	Mr Roger Parker		

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The proposal drawing reference 1867.A.1c includes the intended site access with visibility splays. Whilst the Highway Authority is content that 43m splays would be appropriate in this location, the Authority is not convinced that the plan accurately depicts the available width of the footway fronting the site. The ability to provide the visibility splay to the west within the application area is likely to be much tighter than the plan implies. The Highway Authority will require a revised plan that accurately plots; the footway width, the hedge alignment, adjacent boundaries, and the visibility splays. The latter should terminate at the nearside channel line in both directions rather than extending into the carriageway. It is likely that a great extent of hedgerow would require removing from the site's frontage.

Martin Green  
Principal Officer  
28<sup>th</sup> June 2022