

Project: Land at Cornells Lane, Widdington, Essex

Subject: Supplementary Technical Note to Access Assessment

SLR 406.05227.00006

Reference:

Date: 11th August 2022

1. Introduction

SLR Consulting Limited (SLR) has been retained by The Clarke, Smith Partnership and Mr & Mrs Tee to advise on the proposed access provision to land to the north of Cornells Lane, Widdington, Essex.

The proposed access will comprise a private drive to be taken from Cornells Lane itself, and which will require the construction of a junction onto the highway from the site, through a roadside bank.

In March 2021, SLR prepared and submitted an Access Assessment in support of the planning application for the residential development of the land for 4 dwellings (application reference UTT/21/2137/FUL). This assessment appraised the proposed new access arrangements to the site, and the suitability of the visibility splay availability at the access junction with Cornells Lane, in light of the observed highway conditions. It also reviewed the internal layout of the site from a swept-path point of view, and considered the arrangements proposed in terms of pedestrian provision.

Subsequent to the submission and determination of that planning application, a Certificate of Lawful Use or Development (reference UTT/22/1523/CLP) was granted for the proposed formation, laying out and construction of a means of access to Cornells Lane, in connection with the use of land (up to 14 days per calendar year) for the purposes of the holding of a market. The drawing that formed part of that certificate application is identical to that which now forms part of this Supplementary Technical Note.

This Supplementary Technical Note (TN) has been prepared in pursuance to the Access Assessment submitted in support of the previous planning application and specifically considers the following aspects:

- The layout and particularly the gradient of the proposed access; and
- The potential use of the existing access to Cornells Lane to serve the site.

2. Access Layout and Gradient

The proposed new access to the development site, to serve the 4 new dwelling units, would be laid out with due regard to the drawings that formed part of the planning application, and to the conditions as recommended by the LHA. The proposed layout of the access is as shown on Drawing H010 rev 7 attached to this TN and the layout of which reflects that which formed part of, and was approved under, the Certificate of Lawful Use or Development application.

The principles of these access arrangements are in accordance with the requirements of the Local Highway Authority (LHA), with particular reference to the consultation response and requirements dated 27th October 2021 in respect of application UTT/21/2137/FUL, and may be summarised as follows:

- Access width of 5.5m for at least 10.0m into the site from the highway boundary;
- Widening on the internal bend to accommodate the swept-path of a fire tender;
- Creation of the appropriate vehicle to vehicle visibility splays onto Cornells Lane; and
- Full turning and parking provision for the new dwelling units and a fire tender will be provided within the development site itself.

The conditions recommended by the LHA in that consultation response include a slightly different gradient arrangement to that originally shown within the planning submission. As a result, Drawing H010 rev 7 has been prepared that confirms the gradient as required by the LHA is fully achievable within the application site and has no material impact on the layout of the access for the findings of the original Access Assessment.

This requirement is therefore accepted, and may be accommodated within the detailed engineering scheme. It is therefore confirmed that this arrangement accords with the LHA's requirements, including the required 2.4m x 43m visibility splays (recommended condition 1) and gradient (recommended condition 4) of the consultation response and requirements dated 27th October 2021.

Drawing H010 rev 7 also shows banks to each side of the access, at the entrance from Cornells Lane, and the formation of these banks, and the materials for any edging/retaining structures further along the private drive, such as on the internal bend will be agreed with the Local Planning Authority by condition.

3. The Existing Access Arrangement

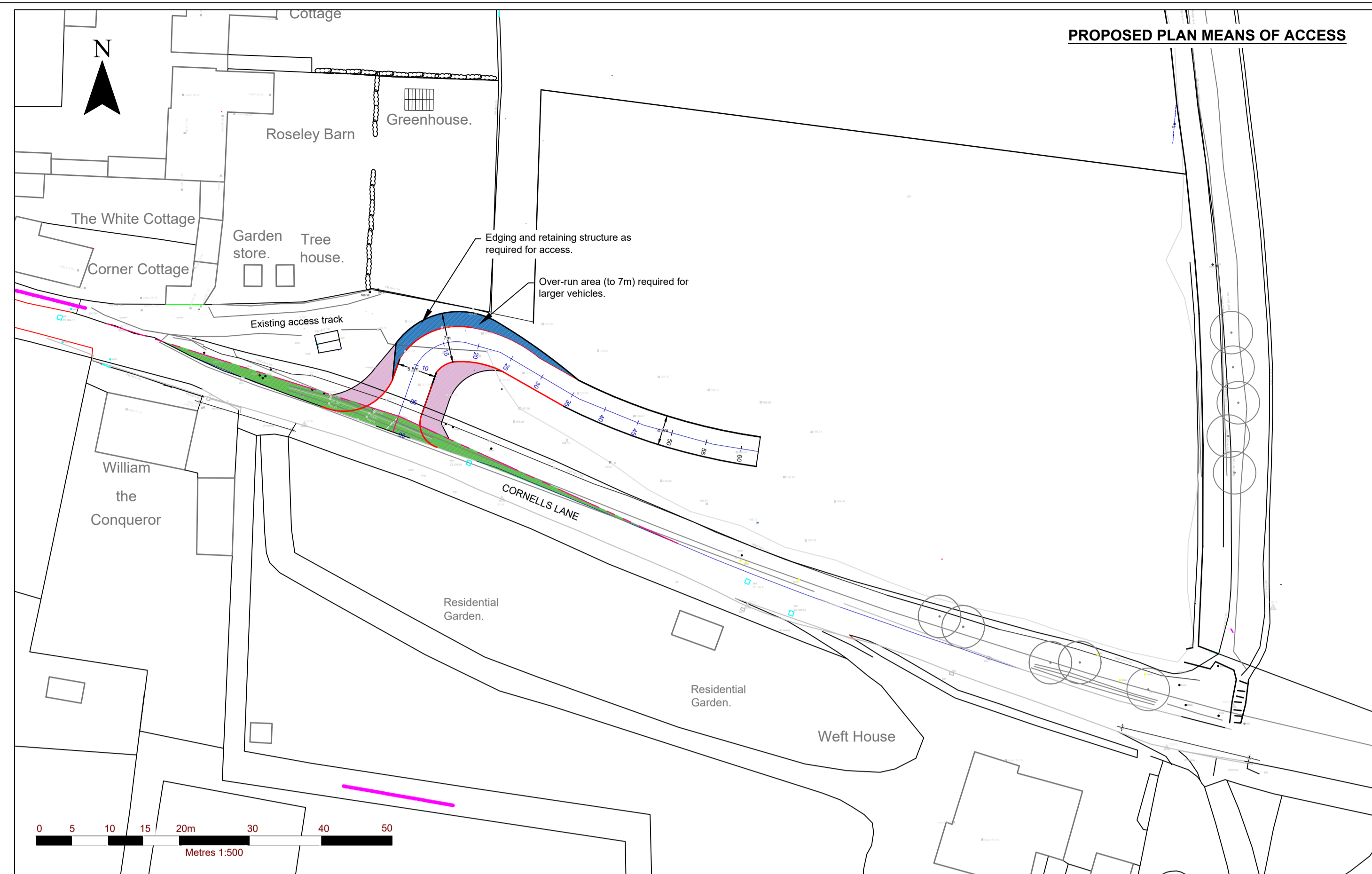
The current access to the land from Cornells Lane is by way of a gated field access, located in the site's south-western corner, adjacent to the rear of the neighbouring property. This access also serves an electricity substation.

To determine the suitability of that existing access, with any upgrading that might be achievable, to serve the proposed quantum of residential development that formed part of UTT/21/2137/FUL an initial assessment has been undertaken of that point of access.

This initial assessment is attached to the TN as Drawing H011 rev 0, which determines that the access is not particularly suitable for the following reasons:

- The acute angle of the approach to Cornells Lane;
- The available visibility from the access, as determined by way of the speed survey previously undertaken, is not available within the site or public highway; and
- The width available is not sufficient to meet the LHA's requirements for the level of development proposed, and as set out in the previously approved arrangements.

It is therefore concluded that the existing point of access appears inappropriate to serve the residential development of the site as proposed.



PROPOSED PLAN MEANS OF ACCESS

NOTES

- All dimensions are in millimeters unless noted otherwise. Do not scale from this drawing but use dimensions provided. Please refer to setting out coordinates only for setting out purposes as this CAD model has not been prepared for setting out.

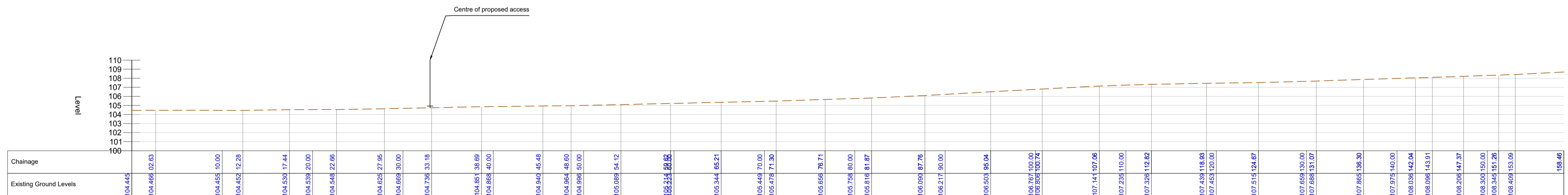
LEGEND

- Visibility splay
- Proposed kerbline
- 2.4m x 43m Visibility splay envelope including related works
- Indicative area of banking to be retained/formed/graded as required for access. Subject to detailed design

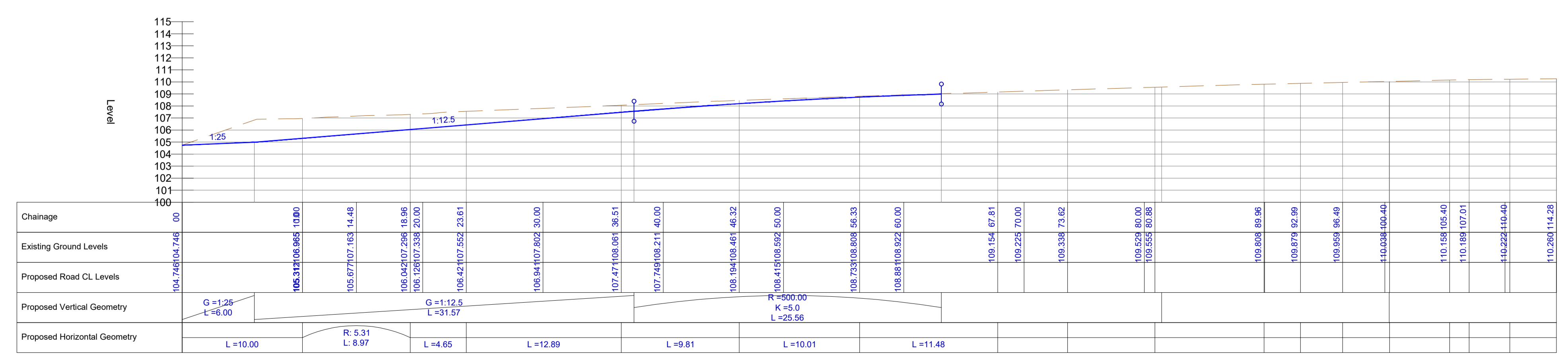
SECTION LEGEND

- Existing ground level
- Proposed ground level below existing

EXISTING CHANNEL
Scale: H 1:250, V 1:250, Datum: 100.000



PROPOSED ACCESS
Scale: H 1:250, V 1:250, Datum: 100.000



Revision	By	Chk'd By	Date	Comments
7	CB	PL	05/22	Layout updated

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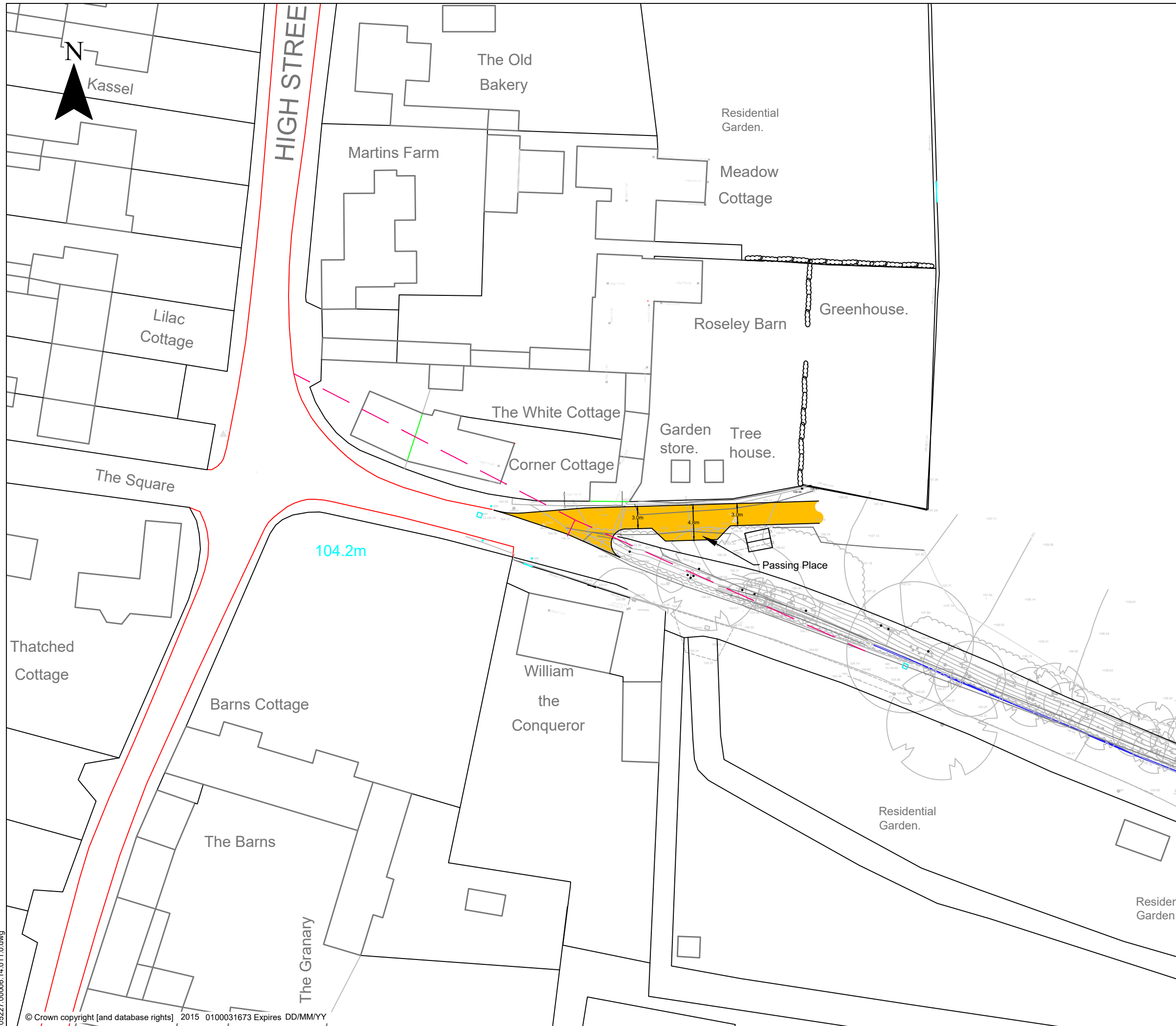
Site: CORNELLS LANE WIDDINGTON

Project: PROPOSED ACCESS APPRAISAL

Drawing Title: **PROPOSED MEANS OF ACCESS**



Scale: SEE DRAWING (A1) Date: APRIL 2022

Drawing Number: **H010** Revision: **7**



NOTES

LEGEND

-  2.4m x 43m Visibility splay
-  Proposed access

0	LM	PL	08/22	Layout
Revision	By	Chk'd By	Date	Comments



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Site
CORNELLS LANE
WIDDINGTON

Project
PROPOSED ACCESS APPRAISAL

Drawing Title
**ASSESSMENT OF EXISTING
ACCESS POTENTIAL**

Scale
SEE DRAWING (A1)

Date
AUGUST 2022

Drawing Number
H011

Revision
0

06227.00006.14.011.0.dwg