

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Bassetlaw	Date received	19/04/2023
OFFICER:	Amanda Broadhead		
PROPOSAL:	Erect Stables on Existing Grazing Land	D.C. No.	B/23/00232/FUL
LOCATION:	Land Adjacent To A161 And Oil Wells Holes Beckingham Road Beckingham DN10 4 QD		
APPLICANT:	Mr Leeroy Lee		

A site location plan (which includes red / blue lines) is not available on the District Council's website. For the avoidance of doubt, this is requested.

The LPA is also asked to confirm whether the use of the land as 3 individual paddocks (presumably in equestrian use) is authorised, or whether a change of use is to be considered as part of this planning application?

The Highway Authority currently has concerns about the existing access onto the A161. Therefore, the applicant should provide plans to demonstrate the following:

- That an adequate level of visibility can be achieved from the access onto the A161 from a 2.4m 'x' distance, taking into account existing vegetation and signage / structures / equipment within the public highway. Further guidance on measuring visibility splays is available in part 3.3 of the Nottinghamshire Highway Design Guide (www.nottinghamshire.gov.uk/transport/roads/highway-design-guide).
- That the access is of an adequate width to permit unrestricted 2-way traffic flows by horse boxes / vehicles towing horse trailers onto and off the A161. This should be demonstrated by vehicle tracking.

The applicant should ensure that no part of the proposed development encroaches into the public highway. For the avoidance of doubt, a plan defining the extent of the public highway can be obtained from this Authority's Highway Assets team (highwaysearches@viaem.co.uk). There may be a fee associated with this service.

At this time, the applicant has not demonstrated that the proposal will not affect safety on the all-purpose highway network.

KB
24/04/2023