



Highway Planning Ltd

Highways & Transportation Consultants

Mrs L Stone
Briggs & Stone Ltd
84 High Street
Prestwood
Bucks
HP16 9ES

27th July 2023

Ref: 23.55.01

Dear Mrs Stone,

22 ACRE PADDOCK, MENTMORE

I refer to our recent discussions regarding the highway aspects of proposed changes at the above location. I have considered the proposals and comment as follows.

The site comprises an area of agricultural land on the north side of the main (un-named) road through Mentmore. The land is in agricultural use and has an existing gated access onto the highway on the east side of the boundary with The Old Vicarage. The main road is subject to a 30mph speed limit and has a typically rural character with a wide carriageway bounded by grass verges. In the vicinity of the existing access the carriageway has a straight and level alignment.

There are 2 proposals, namely,

Change of use of land from agricultural to mixed agricultural and equestrian, and, development of American barn for the stabling and ancillary equestrian storage of feed and bedding for personal recreation and leisure use

and

Change of use of land to horse manège for personal recreation and leisure use

From a highway point of view the assessment to be made is whether the changes of use would result in an unacceptable impact on highway safety (paragraph 111 NPPF).

The agricultural use of the site has generated traffic movements at the existing access and has the potential to generate increased movements if the owner decided to undertake more intensive agricultural activities. The level of traffic generation for agricultural operations is difficult to assess and tends to be very site/activity dependant. Nonetheless, there is no doubt that the lawful use of the land can and has generated traffic movements at the access. The access is 5.1m wide and has vehicular and pedestrian gates. The width of the vehicular gate alone is 3.95m. the gates are set back 2.5m from the running edge of the main carriageway. To the east of the access there is a 2.4m wide verge that allows good visibility to the east for emerging drivers. To the west of the access there is a 1.77m wide verge that is overgrown by dense hedging that forms the frontage to The Old Vicarage. A section of the hedge immediately adjacent to the access has been cut back at the request of the site owner but much of the hedge remains overhanging the highway. This hedging restricts visibility to the west from the access.

As the hedge is obstructing the highway the highway authority can (& should) require the owner of the hedge to remove it. In planning terms, it is generally accepted that the full extent of the highway is available for the provision of visibility at accesses and junctions on the basis that any unlawful obstructions should be removed

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by the highway authority. Attached hereto is drawing 23.55 – 001 which shows the visibility at the existing access that is available within the extent of the highway. The setback for the visibility splays is shown as 2.0m which is appropriate given the advice in paragraph 10.5.8 of Manual for Streets 2 (MfS2) which states,

“A minimum x-distance of 2.0m may be considered in some slow speed situations when flows on the minor arm are low...”

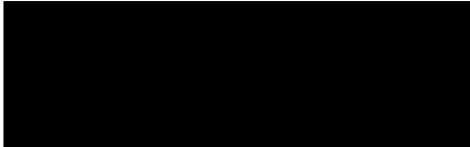
The stopping sight distance is 43m which complies with the requirements for a 30mph speed limit.

The visibility splay to the west encroaches approximately 1.0m into the nearside traffic lane. This reflects the advice in paragraph 10.5.3 of MfS2. The visibility splay to the east extends towards the centreline of the road and this is considered within the guidance of paragraph 10.5.5 of MfS2. As such, the available visibility at the existing access complies with the MfS2 guidance.

The proposed change of use of the site from agriculture to mixed agriculture and equestrian use will not result in a material change in traffic activity. The equestrian use is intended to be for the sole use of the site owner and will not include any livery or horse training activities. These are matters that can be controlled through the use of planning conditions. The equestrian use will generate visits morning and evening by the owner to attend to any horses, a feed delivery each week and occasional visits by a vet and a farrier.

The above demonstrates that the proposed changes of use will not result in an unacceptable impact to highway safety.

Yours sincerely,

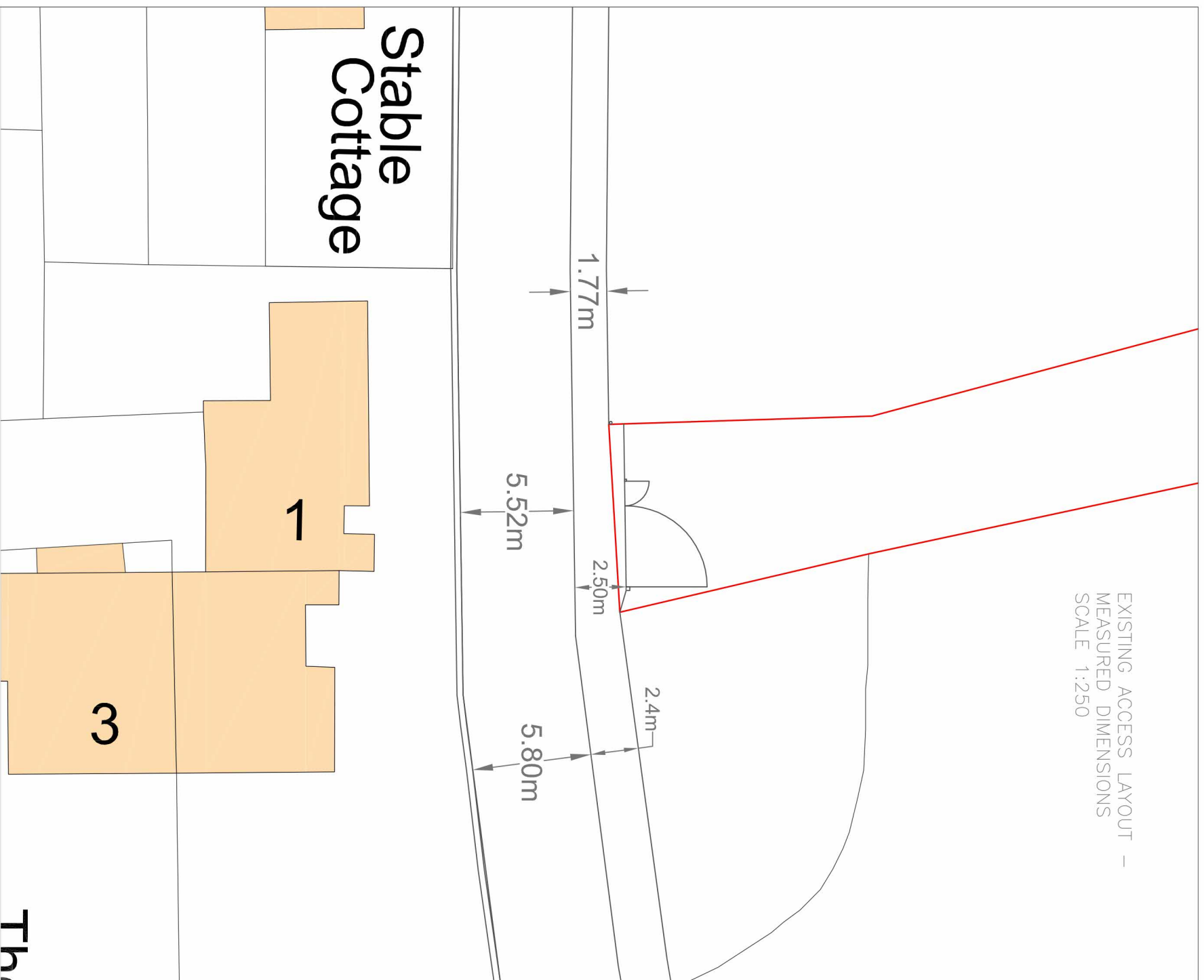


Dermot McCaffery FIHE

Director

enc

EXISTING ACCESS LAYOUT –
MEASURED DIMENSIONS
SCALE 1:250



VISIBILITY SPLAY 2.0m X 43m

VISIBILITY SPLAY 2.0m X 43m



AVAILABLE VISIBILITY SPLAYS
SCALE 1:500

The

Stable
Cottage

Stable
Cottage

The

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REV	AMENDMENTS	DRAWN	CHKD	DATE

Job Title
22 ACRE PADDOCK, MENTMORE

Client
Ms E HOUGH

Drawing Title
EXISTING FIELD ACCESS

Scale	Date	Designed	Drawn	Drawing No	Rev
AS SHOWN	29 JUNE 23	DFM	DFM	23.55 – 001	

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