

**Memorandum:
Consultee Response (Planning)**

TO:	Sarah Fryer	Direct Line: 01344 351149	Planning Development Control
FROM:	Andy Wells	Direct Line:	
Consultee:	Highways	Dated:	13th March 2024
Ref:	24/00095/OUT		
Proposal:	Outline application (with all matters reserved) for demolition of existing outbuildings and erection of 3 residential dwellings with associated access and drainage works.		
Location:	Fox Covert Cottage Old Priory Lane Warfield		
Consultee Response:	DWG / Doc Ref:		

HIGHWAYS RESPONSE

The site should provide a pedestrian link through to the neighbouring parcel to the east which forms part of the Warfield housing allocation. The location of this link to the boundary is shown on this application's submitted illustrative masterplan prepared by Turley, joining the Fox Covert Cottage site close to its north-eastern corner.

Serving access via a stretch of Old Priory Lane which has no passing places for 135m is not considered to provide safe and suitable access for all users. Additional passing places will need to be proposed.

The transport note that has been submitted by Vectos includes traffic surveys undertaken in August, this is not a neutral month for traffic surveys and the data cannot be accepted.

Visibility splays in both directions are only provided for one access and not the other.

The transport note states "the adjacent Barton Willmore site proposes to stop-up the road to vehicles beyond the development there will be no vehicles routing from the south of the site and as such visibility splays are not required at this location". The details backing-up this statement and assessment of swept paths for fire tender and refuse collection will need to be provided.

The junction of Old Priory Lane with B3034 Warfield Street should also be assessed.

It is unclear why two accesses have been proposed when all of the dwellings could have been served by a single vehicular access. As the illustrative masterplan does not appear to scale correctly, it is unclear whether the access widths meet the requirements of the Council's Highways Guide for Development.

It is not clear from the illustrative masterplan that the proposed garages would meet the size requirements set out in Table 7 of the Council's Parking Standards SPD.

Summary

Consultee's summary will be pasted into the Officers Report

2400095

Amendments and additional information needed:

- provide pedestrian link in north-eastern corner of the site to link with neighbouring parcel;
- provide proposal for additional passing places on Old Priory Lane;
- traffic survey undertaken in a neutral month and speeds measured in accordance with CA185 Vehicle Speed Measurement to include both Old Priory Lane (site access) and Warfield Street (junction with Old Priory Lane);

- visibility splays to be provided in both directions from each access taking into account updated/correct traffic survey data;

- swept paths of fire tender and refuse collection arrangements to be provided.

This information and appropriate proposals are required at this stage as they will need to be secured through S106 as part of an outline planning permission.