Louise Forman

From: Andrew Gatward [AGatward@leics.gov.uk]
Sent: 20 November 2007 13:26
To: Louise Forman
Subject: FW: VISIBILITY REQUIREMENTS, COLD COMFORT FARM, ROGUES LANE, BARWELL.

Louise,

Please find attached revised access details for the proposed development at the above location which were sent directly to me from the applicant's agent.

I can confirm that the Highway Authority is satisfied that the proposed revised access with improved geometry and visibility would be sufficient to mitigate against the impact of additional traffic generated by the proposed development.

Any approval should be subject to the following conditions: -

If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 15 metres behind the Highway boundary and shall be hung so as to open inwards only.
Reason: *To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.*

The gradient of the access drive shall not exceed 1:12 for the first 15 metres behind the Highway boundary.
Reason: *To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.*

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
Reason: *To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.*

The existing vehicular access junction with Rogues Lane shall be closed permanently within one week of the new access being brought into use and the existing vehicular crossings and grass verge reinstated to the satisfaction of the LPA in consultation with the Highway Authority.
Reason: *To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.*

For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.
Reason: *To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.*

The car parking and any turning facilities shown within the curtilage of each dwelling shall be provided before the dwelling is occupied and shall thereafter permanently remain available for such use.
Reason: *To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.*

Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 10 metre control radii on both sides of the access.
Reason: *To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and*

safe passage of traffic in the public highway.

Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 15 metres behind the Highway boundary and shall be so maintained at all times.
***Reason:** To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)*

Before first use of the development hereby permitted, visibility splays of 2.4 metres by 160 metres shall be provided at the junction of the access with Rogues Lane. These shall be in accordance with the standards contained in the current County Council design guide and shall be so maintained in perpetuity. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splays.
***Reason:** To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.*

The proposed access shall have an EFFECTIVE width of a minimum of 6 metres for a distance of at least 15 metres behind the Highway boundary. The access drive once provided shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.
***Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.*

Notes to Applicant: -
The proposal is situated in excess of 45 metres from the Highway. In order to cater for emergency vehicles the drive and any turning areas shall be constructed so as to cater for a commercial or service vehicle in accordance with British Standard B.S.5906, 2005 and Building Regulations Approved Document B, Fire Safety 2006.

All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager - (telephone 01455 283341).

The access track which runs from Rogues Lane to the site and continues past the site toward the A47 is shown on Highway Authority records as publicly maintainable Highway. The Highway Authority is not in a position at this time to clarify the status of the track/lane in terms of Highway rights, however if it deemed that Highway rights existing over the track/lane the applicant will be required, at their own expense, to extinguish Highway rights and put forward the new access junction and track/lane for adoption, as may be necessary.

I hope this helps.

Regards,
Andy Gatward
Highways Development Control
Dept. of Highways, Transportation & Waste Management
Leicestershire County Council
Tel No: 0116 305 7337
Fax No: 0116 305 7133
Please note that my telephone number for external telephone calls has changed. Currently you are still able to contact me on my old number (265 7337), however the use of this number will cease soon.

-----Original Message-----
From: David Bird [mailto:david.bird@corporatearchitecture.co.uk]
Sent: 19 November 2007 16:59
To: Andrew Gatward
Subject: VISIBILITY REQUIREMENTS, COLD COMFORT FARM, ROGUES LANE, BARWELL.

Dear Mr Ward,

Following your conversation with Malcolm Foulkes-Arnold of this office today ref the above we attach herewith a revised plan for your consideration, indicating the removal of the existing Hedgerow, realignment of the site access road and replacement hedgerow all to achieve the necessary visibility splay of 160m x 2.4m.

We trust the proposals meet with your approval but in the meantime should you require additional changes to suit please do not hesitate to contact me.

David Bird

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