

Your ref: W/16/0279
My ref: 160279



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Mrs T Darke
Head of Development Services
WARWICK DISTRICT COUNCIL
PO BOX 2178, Riverside House
Milverton Hill, Leamington Spa
CV32 5QH

FAO : Emma Spandley

21st March 2016

Dear Mrs Darke,

PROPOSAL: Outline application for up to 50 dwellings together with associated access, public open space and landscaping.

LOCATION: Land off, Seven Acre Close, Bishops Tachbrook.

APPLICANT: AC Lloyd (Homes) Ltd.

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken assessment of the planning application. Based on the assessment and appraisal of the development proposals the Highway Authority considers that insufficient information has been provided to fully assess the highways impacts of the proposals, and therefore **objects** to the planning application pending receipt of further information.

The reasons for this decision are discussed below.

Analysis:

The Highway Authority previously expressed concerns regarding application W/14/0763 for 25 dwellings with access from Seven Acre Close, and objected to the application on that basis.

In its response to application W/14/0763, the Highway Authority raised concerns regarding visibility to the west of Seven Acre Close at its junction with Mallory Road. The Proposed Site Access drawing 15371-01 Revision B, provided within Appendix C of the Transport Statement (TS), incorporates visibility splays with an 'x' distance of 2.4 metres and 'y' distances of 59 metres. The speed limit at the junction is 30mph, however this increases to 50mph immediately to the west. It is unclear why the 'y' distance of 59 metres has been applied in this case, as it does not relate to the speed limit of the highway on either side of the junction, and no information or speed survey

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data has been provided within the TS. The Stopping Site Distance (SSD) for a speed limit of 50mph would require a splay with a 'y' distance of 160 metres when standards in the Design Manual for Roads and Bridges (DMRB) are applied. The Highway Authority considers that this should be applied in this instance unless robust speed survey data indicates that the 85th percentile approach speed in this direction is below 50mph, however has concerns that a splay of 160 metres may not be achievable in the vertical plane due to the topography of Mallory Road. It is recommended that the methodology of any speed survey should be agreed with the Highway Authority beforehand.

The Highway Authority also raised concerns regarding the alignment and priority of the proposed access road in relation to the existing highway Seven Acre Close. Whilst the arrangements shown in the Proposed Site Access drawing 15371-01 Revision B would give priority to the proposed development, the Highway Authority has some concerns regarding how this would be achieved. This arrangement would appear to require either the removal, realignment or relocation of the existing private drive for neighbouring property 2 Seven Acre Drive, which is not within the 'red line' application site. The Highway Authority is concerned that such a change could lead to the vehicular access for 2 Seven Acre Drive being in a position detrimental to highway safety. Detailed drawings should be provided showing the proposed changes to the highway alignment in relation to existing private drives and parking areas.

Please re-consult the Highway Authority for further comment upon receipt of new and/or amended documents to overcome the above issues.

Yours sincerely,

John Glendinning

John Glendinning
Development Group

CC – **COUNCILLOR CABORN – BISHOP'S TACHBROOK – FOR INFORMATION ONLY**