

From: Jacqueline Aggiss
Sent: 11 March 2020 09:44
To: Plant, Tom - Communities
Subject: 19/02001/F - The Chaff Place, High Street, Bodicote

Dear Tom,

I am in receipt of your latest comments in respect of the above application for two dwellings. It was requested a speed survey should be undertaken to determine the visibility splays. The speed survey results are attached and the visibility splays based on the speeds are shown on the attached plan. The splays can be achieved from a 2.4m setback in both directions.

I understand that whilst the current proposals are for 2 dwellings, there was previously no objection to the use of this access to serve two dwellings whilst continuing to provide agricultural access to land at the rear of these properties (applications 16/01369/F and 18/01914/F). One of the consented dwellings no longer requires access, bringing the overall total to 3 units with the removal of the use of the access for agricultural use. Therefore, there is only a net increase of 1 dwelling and even without the removal of any agricultural movements, the forecast traffic generation would be around 6 trips per day which cannot be considered to be material.

To overcome concerns with the geometry, the access road is to be widened inside the site to 4.8m with a passing place to allow two cars to pass. This was included in the application documentation and is attached for completeness. As such it is very unlikely a vehicle will be required to reverse out of the access. I also understand the existing gates across the access and pillar has been removed and the access width is now around 3.8m. The previous consent was based on an access width of 3m.

Overall, therefore, it has been demonstrated that the appropriate visibility splays can be achieved, and there are no existing road safety issues. The access width will be improved and the overall impact of the development is negligible. Furthermore, there were no highway concerns raised when the use of the access was proposed for two dwellings.

I am proposing to prepare a Transport Statement to support the application to pick up all of these points, but in the first instance I would be grateful if you could confirm we have a suitable way forward.

Thanks.

Regards,

Jacqueline Aggiss
David Tucker Associates
Transport Planning Consultants