CONTROLLED

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Our ref 82002900/HDC/AN/41063,34804
Your ref AVA/2020/0750
Date 25 August 2020

Dear Mrs Brooks,

Erection of dwelling house, Land Adjacent To The Tober Farnah Green Belper Derbyshire

As a consequence of the travel and working restrictions imposed as a result of the Coronavirus protection measures, applications continue to be predominantly assessed without the benefit of a visit to the development site. The Highway Authority will be using all available sources of desk top information to carry out assessments and where essential, site visits may be conducted in accordance with current health and safety guidelines at the Highway Authority's discretion.

Background

The Local Highway Authority (LHA) are in receipt of application AVA/2020/0750 for the erection of a detached dwelling and associated access on land adjacent to The Tober, Farnah Green, Belper. Farnah Green is Class C Road Subject to a 30mph speed limit.

Site Access

The submitted site layout plan of 1:500 at A4 is insufficient in order to accurately determine measurements. Submitted drawings should be a minimum of 1:500 at A3 or 1:250 at A4.

The LHA would advise the applicant to submit a revised site plan at an appropriate scale which demonstrates maximum achievable visibility splays in accordance with following details.

In accordance with Manual for Streets (MfS), vehicular visibility splays should be 43m based on a 30mph speed limit or the 85th %ile speeds. Splays should be setback 2.4m (measured along the centreline of the access) from the near edge of the carriageway, measured to a point offset 1m from the edge of the channel line and should remain within the applicant's land and highway land; they cannot encroach into third party land.

Should the applicant wish to provide vehicular visibility splays based on 85th %ile speeds, an up to date speed reading should be obtained, which shows the recorded 85th %ile speeds at the proposed access location. The visibility splays should then be calculated based on the measured 85th %ile speeds to ensure adequate visibility splays can be provided to achieve a safe and suitable access.

The Derbyshire County Councils network data team can undertake speed surveys on behalf of the applicant or may already hold survey data on record, which the applicant can purchase. Please contact ETC.DataTeam@derbyshire.gov.uk for further information.

Internal Layout

A revised site plan should also illustrate parking in accordance with the Delivering Streets and Places Design Guide (DSPDG). Parking spaces should measure a minimum of 2.4 metres by 5.5 metres, and there should be sufficient space for onsite turning. The LHA notes a four-bedroom dwelling should have a minimum of three parking spaces.

Advice to Local Planning Authority

Therefore, in conclusion LHA does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Yours sincerely

[redacted]

Highway Development Control