CONTROLLED

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Our ref 82004110/HDC/AN/28606
Your ref AVA/2020/0809
Date 30 September 2020

Dear Mrs Brooks,

Change of Use of Agricultural Buildings to a Dwelling and associated garaging, Agricultural Barn at Land Off Moorwood Moor Lane Moorwood Moor Alfreton 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.

Advice to Local Planning Authority

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2019) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

The LHA advises the following reason for refusal:

1. ***The proposed development, if permitted, would be likely to lead to the significant intensification in use of an existing substandard access to Moorwood Moor Lane (CIII), emerging visibility is severely restricted due to site frontage, third party land and geometry of the highway, thereby leading to potential danger and inconvenience to other highway users.***

Background

The Local Highway Authority (LHA) are in receipt of application AVA/2020/0809 seeking a change of use of agricultural buildings to a dwelling and associated garaging on Land off Moorwood Moor Lane, South Wingfield.

The LHA note the submission of prior approval application PDR/2019/0030 in 2019 which sought a proposed change of use of an agricultural building to a dwelling. The LHA advised refusal on the grounds of a substandard access, given the proposal has the same material impact on the highway the LHA have reiterated their comments below.

Site Access

The emerging visibility splays at this access are restricted by objects at the site frontage and what appears to be (as far as can be ascertained from the application drawings) third party land. Ideally splays of 2.4m x 203m would be available at any access to highway subject to the national speed limit; at this access there appears to be approximately 2.4m x <15m in each direction. This is considered severely substandard, and the Highway Authority cannot support a proposal where vehicle movements would increase at substandard access.

Yours sincerely

[redacted]

Highway Development Control