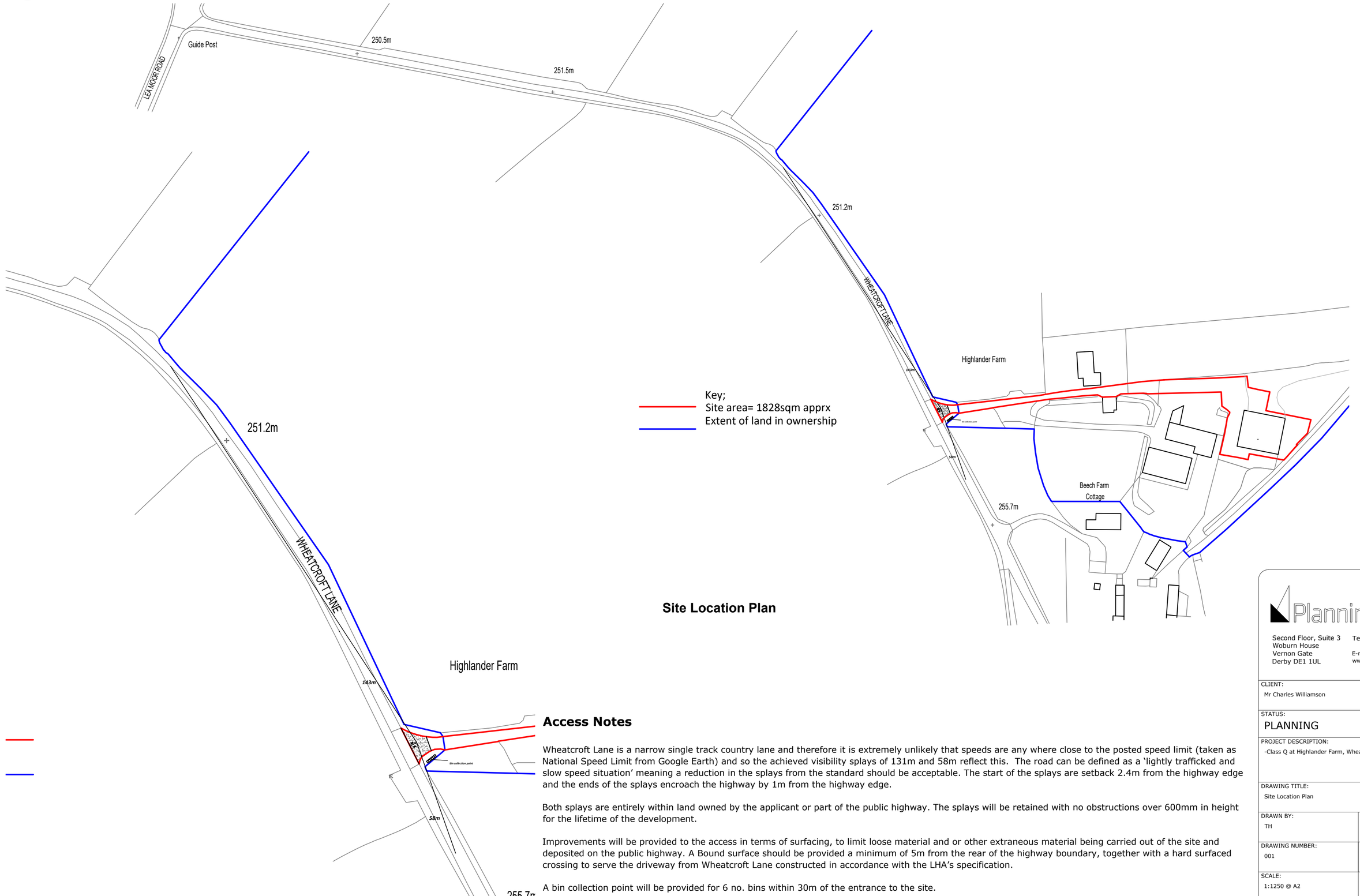
Revision		Date	
REV A	Changes following highways comments	28/08/2025	DS
REV B	Changes following highways comments	18/09/2025	DS
REV C	Changes following planner comments	06/10/2025	DS

N

25m SCALE 1:1250



Site Location Plan

Proposed Visibility Splay

Access Notes

Wheatcroft Lane is a narrow single track country lane and therefore it is extremely unlikely that speeds are any where close to the posted speed limit (taken as National Speed Limit from Google Earth) and so the achieved visibility splays of 131m and 58m reflect this. The road can be defined as a 'lightly trafficked and slow speed situation' meaning a reduction in the splays from the standard should be acceptable. The start of the splays are setback 2.4m from the highway edge and the ends of the splays encroach the highway by 1m from the highway edge.

Both splays are entirely within land owned by the applicant or part of the public highway. The splays will be retained with no obstructions over 600mm in height for the lifetime of the development.

Improvements will be provided to the access in terms of surfacing, to limit loose material and or other extraneous material being carried out of the site and deposited on the public highway. A Bound surface should be provided a minimum of 5m from the rear of the highway boundary, together with a hard surfaced crossing to serve the driveway from Wheatcroft Lane constructed in accordance with the LHA's specification.

A bin collection point will be provided for 6 no. bins within 30m of the entrance to the site.

The access is in accordance with Derbyshire County geometry guidance and allows for vehicles to enter and exit the site in a forward facing gear.

PlanningDesign

Second Floor, Suite 3
Woburn House
Vernon Gate
Derby DE1 1UL

Tel: 01332 347 371

E-mail: info@planningdesign.co.uk
www.planningdesign.co.uk

CLIENT:
Mr Charles Williamson

STATUS:
PLANNING

PROJECT DESCRIPTION:
-Class Q at Highlander Farm, Wheatcroft, Wheatcroft Lane

DRAWING TITLE:
Site Location Plan

DRAWN BY:	CHECKED BY:
TH	DS
DRAWING NUMBER:	REVISION:
001	C
SCALE:	DATE:
1:1250 @ A2	April 2025

DRAWING REF:
5045 - 001

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