

**Town and Country Planning Act 1990 (As Amended)
Local Highway Authority (LHA) Response**

| | | | |
|------------------------------|---|------------------|------------|
| Application Reference | 20/00458/COU | | |
| LHA Reference | | | |
| Proposal | Residential caravan site for 6 gypsy/traveller families | | |
| Location | Land south of Oakley Pk, Ashley Rd, Middleton | | |
| Date consulted | 27/11/2020 | Date sent | 03/12/2020 |
| Case Officer: | Gerald Chibumu | | |

Recommendations:

Presently the LHA cannot support the application and require further information to fully assess the proposals.

Observations:

The application states it is for 6 families, the data states that there would be 2 caravans per pitch, no more than one would be a static chalet.

This equates to a total of 12 dwellings on the site. It should be noted that LHA policy states that no more than 5 dwellings shall be served from a single private drive.

The document states that the site is located close to the village where amenities can be accessed such as a shop and a primary school and that this is easily reached by walking, however, the nearest footway is approximately 250m from the site's southern boundary and the road is sub 5m wide and has a de-restricted speed limit.

The document states that the access is further away from the authorised access to Oakley Park and the bend on Ashley Road. Therefore, the applicant's agent states that the visibility splays must be acceptable.

As every application is assessed on its own principles the assumption cannot be carried forward. The actual road speed (85th percentile) at the 'discovery' point for this access are likely to be higher than that of the access nearer the road bend.

As the road is de-restricted, without a speed survey to evidence the actual road speeds, vehicular visibility splays of 215m are required.

The site layout details a 6m wide access but with a tight switch-back double bend, the LHA requires accesses to remain straight and square to the highway for 10m beyond the rear of the highway boundary.

The site layout plan is not numbered and so cannot be accurately referenced when a revised plan is submitted. A simple title and revision letter should be detailed on all and any technical plans.

No tracking for the delivery and emplacement of the static chalets is supplied.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

Regards,

Clare Dunderdale MCIHT

Highways Development Management Engineer (for Corby Borough)

Northamptonshire Highways

One Angel Square, Angel Street

Northampton, NN1 1ED

M: 07715608265

Email: HighwaysDCCorby@northamptonshire.gov.uk

CDunderdale@northamptonshire.gov.uk

Web: www.northamptonshire.gov.uk