


**Development Management**

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Our Ref: B/2014/032655

Your Ref: 14/01612/OUT

Date: 14 November 2014

Dear Emma Pickernell,

**TOWN AND COUNTRY PLANNING ACT 1990  
 HIGHWAY RECOMMENDATION**
**LOCATION: Land Off Harp Hill, Charlton Kings, Cheltenham, Gloucestershire**  
**PROPOSED: Outline application for the erection of 1 dwelling**

I refer to the above outline application for the erection of 1 dwelling at Land Off Harp Hill, Charlton Kings, Cheltenham, Gloucestershire together with Drawing No B/SFPHarpHill.0/01 Rev B, Planning and the Design and Access Statement.

**Visibility**

Harp Hill is a Class 4 road subject to a speed restriction of 30mph. Therefore the default Visibility Splays required for a Class 4 road subject to a speed restriction of 30mph requires Visibility Splays x-distance (m) 2.4m & Y-distance (m) 54m for the proposed access. Having considered the proposed access and the road usage a Visibility Splays x-distance of 2m is not acceptable for the proposed access.

I note Drawing No B/SFPHarpHill.0/01 Rev B shows achievable Visibility Splays for the proposed access being an x-distance of 2.4m & Y-distance 13m to the west of the access and x-distance 2.4m & Y-distance 42m to the east of the access. Visibility of 54m can be achieved to the west over third party land, however visibility of 54m cannot be achieved to the east, even over third party land. Therefore a speed survey is required to determine if the deemed to satisfy visibility standards of 54m can be relaxed. If actual vehicle speeds are shown to be below 34mph, the 54m visibility splay requirement can be reduced, which MAY result in the access being acceptable, subject to the LPA accepting visibility splays over third party land.

Should the applicant seek to secure rights over adjoining private land to achieve the required visibility, a Section 106 agreement would be need to be entered into (with a negatively worded condition) so as to secure that the area between the splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 1m and 2.1m above the adjacent carriageway level.

#### **Note to Planning Officer**

The LHA would recommend a negatively worded condition requiring visibility splays to be provided prior to any other development commencing, the visibility splay would cross third party land, therefore the applicant will have to enter into a sc106 agreement with the adjacent landowner to ensure that the splays are maintained.

#### **Access Driveway – Passing Spaces**

I note Drawing No B/SFPHarpHill.0/01 Rev B shows a passing place near to the proposed new garage and parking area. Although the provision of this passing space provides for vehicles 2 vehicles to pass when travelling in opposite directions, it would appropriate that in addition a passing space is provided as close to the junction as possible. In this way vehicles 2 vehicles will be able to pass as close to the junction as possible and will subsequently reduce the probability of vehicles reversing out onto Harp Hill. This parking space would need to be at least 6m in length however to accommodate service vehicles it would be preferable that up to 12m be achieved.

I refer to the above outline application for the erection of 1 dwelling at Land Off Harp Hill, Charlton Kings, Cheltenham, Gloucestershire together with Drawing No B/SFPHarpHill.0/01 Rev B, Planning, and the Design and Access Statement, I **recommend that this application be refused on highway grounds for the following reason(s):-**

**The existing vehicular access is located at a point along Harp Hill where visibility is severely restricted and the intensification in use of that access would increase highway dangers and hazards contrary to the interests of highway safety and paragraph 32 of The Framework.**

Informative

More favourable consideration maybe given if :-

A speed survey is undertaken in accordance with DMRB TA22/81 to determine the actual vehicle speeds and therefore the necessary visibility splays, commensurate with the speeds.

Yours sincerely,

*Owen Parry*

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