

From: JEFFERIES, Richard [mailto:Richard.Jefferies@gloucestershire.gov.uk]
Sent: 05 June 2018 07:57
To: Deborah Smith
Cc: 'andrew.uncles@simpsoneng.com'
Subject: FW: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire

Dear Deborah,

In regards to the above planning application, from the email exchange below I'm still awaiting further details (Plans) from the applicant/agent?

For clarity in black are my requests/comments and in red the applicants/agent response.

I have cc'd the agent into this email.

Kind regards

Rich

From: Andrew Uncles
Sent: 19 January 2018 14:13
To: JEFFERIES, Richard
Cc: Tony Beadman (Edward Tyack; Andrew de Croos; William Stanley
Subject: RE: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire

Richard,

Following our conversation this morning please find the confirmation of what we discussed in Red with regards to the comments received from yourself:

- **Black Stars:** Visibility splay plan ref; C21588-09, isn't clear enough can the applicant/agent provide the full extent of the visibility splays, 2.4m by 120m in both directions to the nearside carriageway edge from both access arrangements, the Highway Authority will accept the splay from the most southern access to the right of the proposed access to go to the achievable (The roundabout junction). Splays to be annotated in a different colour on scale plan.

The northern entrance by Sandy Court Lane is an existing entrance and as such we will not be producing visibility splays for this entrance.

- **Green Hatching:** Shared surface streets should be clearly identifiable, as stated in Manual For Gloucestershire Streets page 60 Table 5.6 shared surface streets should provide a 4.8m wide carriageway width with a 2m minimum continuous and unobstructed pedestrian corridor, justification will need to be provided to deviate from current guidance.

There are footpaths coming in the site up to the end of Plots 1 and 18. There is also a footpath running behind the rear of the visitor parking bays in front of plots 16 & 17.

With regards to the shared entrance square we will show the provision for the demarcation of the pedestrian corridor on a paving key plan.

- **Pink Line:** Forward visibility around bends throughout the layout will need to be demonstrated in accordance with the target design speed on annotated plan, forward visibility should remain within highway land/ highway verge.
During initial consultation with Gloucestershire Highways before the planning application was made it was indicated that they would be happy with the layout of the bend due to the likely low speed limit that would be in place for the site and the added fact that it would provide further traffic calming due to the potentially low visibility. You were going to confirm this with Chris Baynham who we initial met with but, still wished to see forward visibility splays for the bends in question.
- **Blue Line:** There appears to be a lack of pedestrian tactile crossing points.
Please see drawing C21588 - ** S278 Works plan for the location of the tactile paving across the 2 site entrances. Within the site we will added tactile paving to the crossing over the road accessing plots 21-23 however, we will not be adding any tactile crossing point by Plot 26 as the pavement does not continue any further down the access road beyond that point.
- **Yellow:** Visitor parking spaces (parallel parking arrangement) will require tapered edges to allow for ease of ingress/egress (manoeuvrability) , as demonstrated in Manual For Streets page 111.
As discussed all vistor parking bays are 6m long and as such omits the need for a tapered edges.
- **Orange Line:** Applicant/agent to clarify height of boundary wall/fencing? Possible driver/pedestrian visibility splays being compromised.
The architect has said that the wall heights are shown on the elevation drawings
- **Black Hatching:** Can the applicant/agent clarify the area in black hatching (entrance Square) will this area be raised?, how will the less abled/blind navigate around the area?
The area hatched in black is not intended to be raised. We are still awaiting confirmation from the Architect as to how the less abled and blind navigate around this area.
- Confirmation for the parking provision detailing a breakdown of each allocated driveway, single and double garage arrangements.
This information is included within the DAS from the Architect.
- Has a Road Safety Audit been undertaken? The Highway Authority will require this,

We have undertaken a RSA as part of the S278 application for the entrances. We will undertake a further RSA when we go through the S38 application for the onsite layout.

Road Safety Audit

A Road Safety Audit (RSA), designer's response, exception report (if required) and risk matrix for the junction onto the existing highway and covering the internal layout. Any safety issues identified will require resolving at the planning stage and the design should be altered and re-submitted to the Local Planning Authority. This will remove historical problems experienced where fundamental safety issues have been identified at the technical submission for a highway works or adoption agreement stage due to a lack of Safety Auditing at the application stage. Once planning permission has been granted, if amendments are required as a result of an RSA post planning, a new planning permission would be required which adds an additional unnecessary cost to the applicant and delay to delivering development. See Appendix 2 for advice on dealing with Road Safety Audits, Designers Response and Exception Reports.

- Tracking should be provided for a refuse vehicle passing a private estate car (1715mm x 4226mm) along all streets including, junctions with the existing highway and within turning heads with 500mm clearance to boundaries (vertical kerb-line structure, tree, formal parking space etc.) and between vehicles. To avoid large bend radii's it is acceptable that a car and a refuse do not have to pass each other on a bend, providing that adequate forward visibility is provided to allow drivers to be able see another vehicle prior to committing to the manoeuvre, where this is the case the intervisibility should be demonstrated on plan. An estate car and a supermarket delivery box van should however be able to pass on bends and junctions and this should also be demonstrated on plan.

Tracking for Private Vehicles, Refuse Vehicles and Fire Tenders has been undertaken. We will under take some additional tracking to demonstrate that a private car can pass a supermarket delivery box van on a bend.

ANDREW UNCLES
CIVIL ENGINEER

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From: William Stanley [<mailto:w.stanley@tyackarchitects.com>]

Sent: 05 January 2018 12:55

To: Andrew de Croos Andrew Uncles <Deborah Smith <

Cc: Tony Beadman (<Edward Tyack <

Subject: RE: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire

Andrew and Andrew

We have a response from Richard Jefferies Development Management GCC below plus attachment with a number of comments/ requests – you may want to phone him direct to relay the outcome of your meeting with Highways Legal Agreements Team before replying, so we can then forward a full response to Deborah Smith.

Thank you

William

From: Deborah Smith

Sent: 04 January 2018 14:57

To: William Stanley <w.stanley@tyackarchitects.com>

Subject: FW: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire

Dear William,

Please see below and attached. Action is required re. highways issues.

Regards,

Deborah Smith MA, MRTPI
Team Leader (Development Management)

From: JEFFERIES, Richard [<mailto:Richard.Jefferies@gloucestershire.gov.uk>]

Sent: 04 January 2018 13:50

To: Deborah Smith

Subject: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire

Dear Deborah,

Happy new year, In regards to the above application I have the following comments/ requests to make; I have attached a plan for ease of explanation to which is colour coded.

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Many Thanks

Richard Jefferies

Development Management

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