

From: Trevor Mennell [mailto:trevormennell@freenetname.co.uk]
Sent: 25 May 2018 09:27
To: Tansley, Mark <mttansley@herefordshire.gov.uk>
Subject: RE: 174073
Importance: High

Hi Mark

Thank you for forwarding the recent comments from Bruce Evans regarding the access to the proposed small development of five properties at Mortimers Cross to which I think it would be beneficial for me to meet Bruce on site.

However, with reference to the visibility splay a topographical survey has been carried out (copy attached) where it can be seen the hedges are well set back from the visibility splay especially when allowing 2 metres instead of 2.4m in accordance with the Councils Design Guide for New Developments. The hedges as shown do not give a true picture as they are diagrammatical using standard demarkation. The hedges are mixed, natural hedging of no real importance and these will be trimmed back as necessary providing the required visibility. I have viewed the Highways Act 1980 (See section 154) and the Councils Highway Guidance. I struggle to find where it is mandatory that the hedgerow adjacent to a visibility splay will need to have the centre line 1m behind the visibility splay. However, I do take Bruce's point, some distance required.

The block plan supplied with application shows radii to the access road to be 6m.

With reference to pedestrian and cycle access this can be achieved through the right of access through the Mortimers Cross Inn car park as conveyed and registered with Land Registry. This also gives the required visibility of 23m in each direction.

I trust the above satisfies any safety concerns but should Bruce or yourself require a meeting on site, I can make myself available.

I look forward to hearing from you soon.

Kind Regards.

Trevor Mennell
Planning and Architectural Consultant

Tel: 01743 874662
Mob: 07968 874662

From: Tansley, Mark [<mailto:mttansley@herefordshire.gov.uk>]
Sent: 22 May 2018 07:42
To: Trevor Mennell
Subject: RE: 174073

Ok Trevor, I'll wait til 29th to determine.

From: Trevor Mennell [<mailto:trevormennell@freenetname.co.uk>]
Sent: 21 May 2018 16:18
To: Tansley, Mark <mttansley@herefordshire.gov.uk>
Subject: RE: 174073

Hi Mark ,

Yes please I need this week to respond.

Kind Regards.

Trevor Mennell
Planning and Architectural Consultant

Tel: 01743 874662
Mob: 07968 874662

From: Tansley, Mark [<mailto:mttansley@herefordshire.gov.uk>]
Sent: 21 May 2018 11:00
To: Trevor Mennell
Subject: FW: 174073

Trevor, further response re highways.
do you want to submit anything further?
If so can you give me timescale please.

Thanks,mark.

From: Evans, Bruce
Sent: 21 May 2018 10:51
To: Tansley, Mark <mttansley@herefordshire.gov.uk>
Subject: 174073

Hi Mark,
Please see the attached,
Bruce

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Typical House Design



Block Plan from Location Plan
Ordnance Survey Licence 0100031673

Mortimers Cross Inn



NOTES:
All dimensions must be checked on site and
not scaled from this drawing.

Client

Mr Jim Locke

Job Title

Proposed Development to the rear
of Mortimers Cross Inn
Leominster

Drawing Title

Proposed Site Layout

Scale 1:500 A3

Date OCTOBER 2017 Drawn by T.M.

Drg No. 71020:1001 Rev -

A0

263700 N

263650 N

263600 N

342350 E

342400 E

342450 E

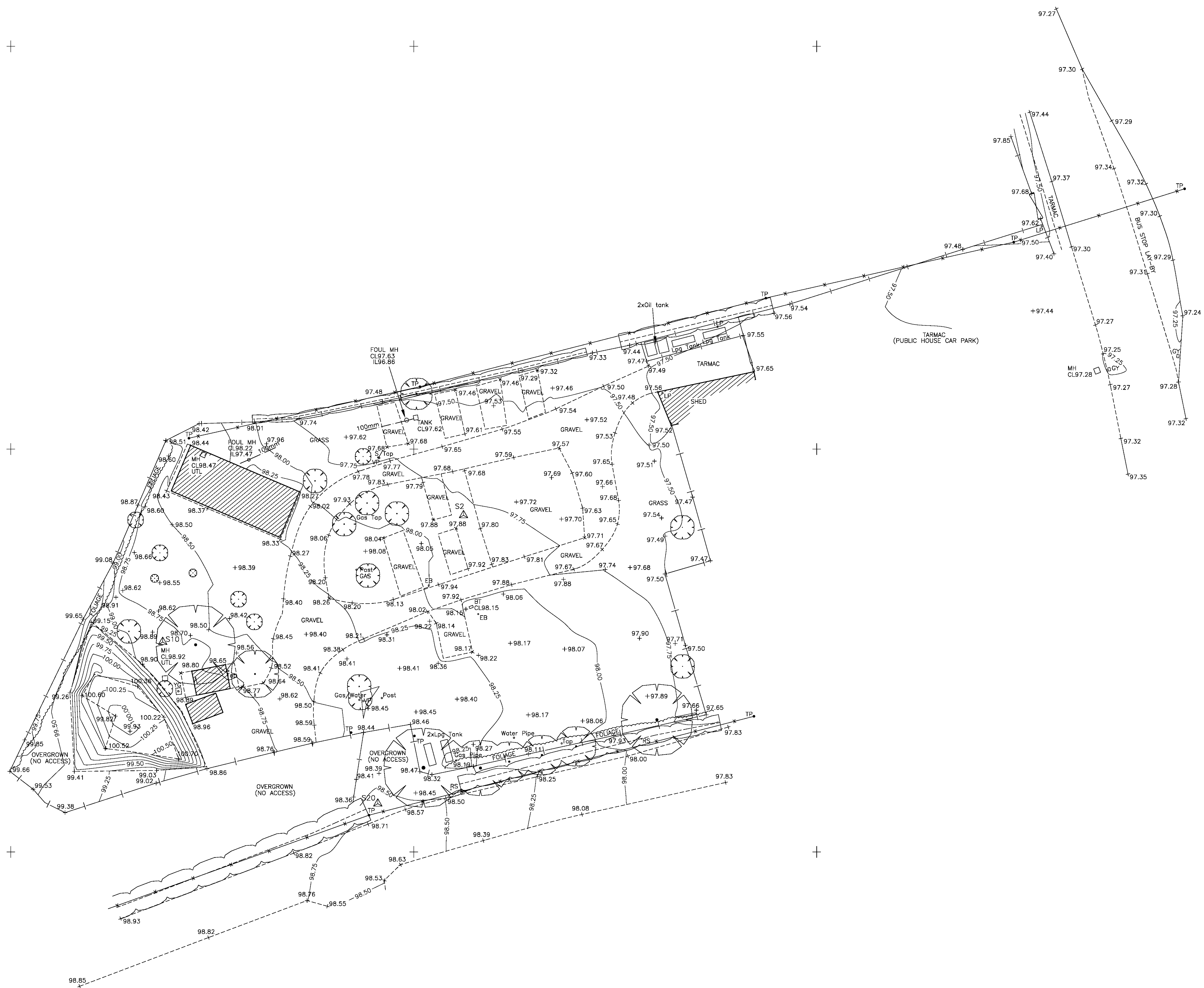
342500 E

342350 E

342400 E

342450 E

342500 E



S2	342406.175	263641.778	97.816
S10	342368.846	263626.051	98.819
S20	342395.531	263605.989	98.578

ABBREVIATIONS	
AC	AIR CON UNIT
AW	AIR WAVE
BL	BELUSHI BEACON
BM	BENCH MARK
BT	BUS STOP
BT	TELECOM COVER
BS	BUS STOP
CAM	CAMERA
CB	CONTROL BOX/CABINET
CL	CELLAR LIGHT
CL	STEEL COLUMN
CP	CABLE TV COVER
DP	DOWN PIPE
EB	ELECTRIC BOLLARD
EH	ELECTRIC HOOKUP
EL	ELECTRIC INSULATION
EMOR	ELECTRIC MARKER
EP	ELECTRIC POLE
ER	EARTH ROD
FL	FLOODLIGHT
FI	FIRE HYDRANT
FL	FLOOR LEVEL
GAS	GAS PIPE/GAS BOX
GP	GATE POST
GV	GAS VALVE
GV	GULLY
I	INVERT LEVEL
J	JUNCTION BOX
KO	KERB OUTLET
LB	LITTER BIN
L/BOL	LIGHTING BOLLARD
LP	LAMP POST
MR	MANHOLE
MOR	MANHOLE POST
MP/A	MONITORING POINT
MS	MASTHEAD
PI	POST INVERT
PUMP	FUEL PUMP
RE	RECORDING EYE
RS	ROAD SIGN
RSJ	STEEL JOIST
RW	RETAINING WALL
SAP	SAMPLING
SC	STOP COCK
SD	SLOT DRAIN
SP	STOP POST
ST	STOP POST
SV	STOP VALVE
SY	STAY
TAC	TACTILE PAVING
TCS	TELEPHONE CALL BOX
TH	TRIALHOLE
TL	TRAFFIC LIGHTS
TSL	TRAFFIC LIGHT BOX
TT	TELEPHONE MOUNT
TT	TRAFFIC SENSOR
WV	WATER VALVE
WM	WATER METER
WO	WASH OUT POINT
YO	YARD GULLY

TREE (TO SCALE)
TREE CANOPY
BUSH - (TO SCALE)
FOLIAGE LINE
SURVEY STATION
GATE
CLOSE BOARD FENCE
POST AND WIRE FENCE
POST AND WIRE FENCE
IRON RAILINGS
OVERHEAD TELEPHONE CABLES
OVERHEAD ELECTRICITY CABLES
FOUL WATER DRAIN
FOUL WATER DRAIN ASSUMED
STORM WATER DRAIN
STORM WATER DRAIN ASSUMED

TH - TRIALHOLE
TL - TRAFFIC LIGHTS
TSL - TRAFFIC LIGHT BOX
TT - TELEPHONE MOUNT
TT - TRAFFIC SENSOR
WV - WATER VALVE
WM - WATER METER
WO - WASH OUT POINT
YO - YARD GULLY

NOTES

Survey contents are correct as of date of survey

Kard levels where shown are chord levels

Dimensional accuracy is commensurate with scale of survey

There will be no iron entry into any manhole chambers. Pipe depths and diameters are measured from the surface

Tree spreads are measured to the nearest metre and are shown concentric to the trunk, girths are measured 1 metre up from the ground. A qualified arboriculturist should be consulted to verify tree species and condition.

LEVEL AND GRID TO OS. DATUMS BY GPS

CLIENT

TREVOR MENNELL

JOB TITLE

LAND AT MORTIMERS CROSS, HEREFORDSHIRE

DRAWING TITLE

SURVEY OF SITE

SCALE 1:200 DRG No E1012/2

DATE 03/02/2015 DRAWN BY IDM

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