

From: harriet stanley [REDACTED]
Sent: 10 October 2022 20:58
To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Subject: Driveway visibility P/222244/F

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Sunny View,
Three Ashes,
Herefordshire
HR2 8LX
[REDACTED]

10th, October 2022

Dear Gemma Webster,

We reside at Sunny View, Three Ashes, neighbours to West View. We refer to my earlier response to the planning application P/222244/F, West View, Three Ashes, HR2 8LX.

We have considered the 'Driveway access Visibility Statement' recently submitted by the applicant. The Statement concludes that the required splays can be achieved within the applicant's land or highway land. Without any detailed topographical plans of the access mouth and this stretch of this road including property front boundaries, the applicant cannot support this conclusion. The plan within the Statement is far too schematic for your Council to rely upon. Nor is a plan of the extent of highway land provided. We understand that such a plan is available from the Highway Authority and the applicant should provide a copy to the Council.

However, we challenge the conclusion of the Statement. The stretch of road coinciding with these splays is relatively straight. Given the narrowness of the application site, the proximity of the access to our boundary and the 2.4 metre setback distance, it is not geometrically possible to achieve the required splays (even with the 1 metres offset) without encroaching upon our property or that of two houses to the south of the application site. We believe that for the applicant to prove their conclusion, the highway verge next to the access would need to be more than 2 metres deep. Inspection of the respective highway verge shows that it is considerably less than 2 metres deep and the Highway Officer should confirm this for themselves.

The Council should not base any planning condition upon the submitted 'Driveway access Visibility Statement'. If it does, the applicant cannot be held to providing them because they clearly cannot achieve the required splays within their land or highway land. Therefore, the applicant should be required at this stage to submit a topographical survey of the access mouth, property front boundaries, and the nearside edge of the carriageway for a distance of 110 metres to the south and 140 to the north before the Council makes a decision on this application. A plan of the extent of highway land should also be provided. The applicants should then be required to demonstrate how the required splays can be achieved without encroaching upon our property or the two properties south of the access.

Can you confirm when and that the applicants have been requested to provide this further evidence?

Driveway Traffic

Since the planning application from West View has been submitted, we have deep concerns regarding the increase in the volume of vehicular use if the planning application were to be successful. Currently we, at Sunny View, have three vehicles [REDACTED]. The proposed planning application will add another two or three cars to the single track driveway. In speculation, [REDACTED] we have [REDACTED] children [REDACTED] which are at an age to likely pass their driving tests soon which would add even more vehicles to the driveway. It also must be taken into consideration that Sunny View, West View and the new property on occasions will/would have guests and even more frequently postal deliveries as well as other deliveries making the small driveway very congested with no passing points other than reversing onto the B4521.

Directly opposite the access to Sunny View and West View is access to another building plot currently under construction. This access opposite also has limited splay visibility. There will be times when vehicles pulling out from either side of the B4521 will need to dangerously place themselves into the B4521 to see oncoming traffic from either direction.

Finally, we are troubled at how the build of the proposed application on such a small site which will include lorry deliveries, plant movement and parking for the workmen will not be continuously blocking our access to Sunny View and constantly be pushing us to reverse onto the B4521.

Yours faithfully

Charlie Hills and Harriet Stanley