

From: Phil <Phil@matthewsconstruction.co.uk>
Sent: 28 September 2020 16:23
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Subject: P202777/F - Land adj. to Moorend Wychend Road, Much Cowarne

Afternoon Josh,

I understand that you're the case officer on our application on land at Moorend Wychend Road, Much Cowarne. I've seen that there's been some feedback from Highways who have requested information regarding the site's vis splay. As such, please find attached an updated site layout plan which illustrates a vis splay of 2.4m by 90m.

In light of the comments from the Highway officer, we feel it important to just highlight the site's planning history. Outline planning consent was previously granted at appeal (LPA Ref: P164102/O / PINS Ref: APP/W1850/W/17/3176625). Within the appeal decision (attached for ease of reference), the Inspector examined the suitability of the vis splay (IR paragraph 8). The Inspector stated *"the Council consider the 90 metres shown on the plans between the access point and the crossroads would give sufficient visibility and I have no evidence before me to suggest the access would compromise highway safety"*.

Subsequently, Herefordshire Council granted us planning permission for 4 dwellings on the site (LPA Ref: P184522/F). Access to the site was again via this approved access. Although this latest scheme is now proposing 5 dwellings, there is no increase in site's occupancy levels (i.e. we're proposing 5 smaller properties). By delivering smaller homes, the highway impacts of this scheme will mirror those of the site's extant permission. As the Council considered that the extant permission would not adversely affect highways safety, we believe that the same conclusion is applicable to this scheme.

I trust the above is of use but should you have any queries then please let us know.

Kind regards,

Phil

Philip Deeley MPlan (Hons) MRTPI
Strategic Planning Manager
Matthews Construction

Direct Dial: 01905 950314
Office: 01905 333573
Mobile: 07969 457577
<http://www.matthewsconstruction.co.uk>

Mount Flirt, Broadwas-on-Teme, Worcester. WR6 5NS

This e-mail and the information contained in it and any attached files, including replies and forwarded copies is confidential, may contain privileged information and is intended for the addressee(s) only.

If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail.

Any unauthorised copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

All liability for viruses is excluded to the fullest extent permitted by law. Any views or opinions presented are solely those of the originator and do not necessarily represent those of this office.