

New access and shared driveway to serve Plots 2 and 3 which fully complies with the junction and shared private driveway criteria.

The existing site entrance falls short of the minimum Y visibility splay dimension for NEW JUNCTIONS due to the orientation of the back of the barn and its proximity to the edge of the highway. This access visibility splay is provided for information only as there is no change to the capacity of or nature of this access - e.g it serves 1 x existing property.

N.B the design guide states a reduced X Dimension of 2m for single dwellings or small groups of up to half a dozen dwellings or thereabouts. In addition a distance of less than 2m be considered in exceptional circumstances (e.g for existing junctions that have been in place since the creation of the site).

New access and driveway to serve Bank House which fully complies with the junction and single private driveway criteria.

Herefordshire Highways Design Guide -

2.3 Single Private Drives

- Will not be adopted as public highway
- Water from driveways must not be allowed to discharge onto the highway
- Driveway to be surfaced with bound materials (loose material not allowed)
- The connection to the priority road shall be laid out as a dropped crossing
- To be set out at 90 degrees to road where possible
- Installed gates must be set back 5m from the highway boundary and open inwards
- Turning Area to be provided where deemed necessary by the highway authority
- Visibility splay in accordance with section 2.12

Driveway width - 3.2m Desirable  
Driveway length - 6.0m min  
Longitudinal fall to driveway - Max 1:8

Herefordshire Highways Design Guide -

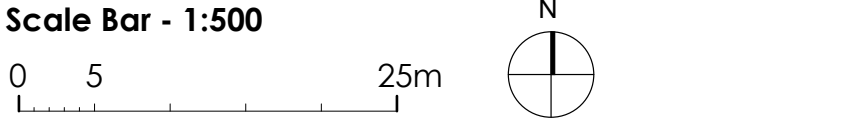
2.4 Shared Private Drives

- A shared surface which forms a cul-de-sac or courtyard serving a maximum of 5 houses
- Will not be adopted as public highway
- Design speed 10mph
- Turning area to be provided for cars where length is less than 25m
- Where length exceeds 25m a turning area for refuse vehicles and passing bays should be provided
- 2m x 2m vision splays to be provided at the rear of the footway
- Minimum width of 3.5m
- The connection to the priority road is to be laid out as a dropped crossing
- Junction spacing to be 30m on the same side where shared drive is on a major access road
- To be set out at 90 degrees to the road where possible
- Refer to visibility section 2.12 for junction visibility requirements
- Maximum gradient 1:8

Notes:  
DO NOT SCALE from this drawing. Only figured dimensions are to be taken from the drawing.

The Contractor must verify all dimensions on site before commencing any work or shop drawings.

The Contractor must report any discrepancies to the Architect before commencing work. If this drawing exceeds the quantities taken in anyway, the Architect is to be informed before work is initiated.



Rev: - Date: - Comments: -

**PLANNING APPLICATION**

Job  
**Bank House,  
Sutton St Nicholas,  
Hereford, HR1 3AU.**

Dwg Title  
**Site Entrance Visibility Splays**



Scale <b>1:500 @A1</b>	Date <b>25/03/22</b>	Drawn <b>RS</b>
Job no. <b>2104</b>	Dwg no. <b>PL 33</b>	Revision <b>-</b>

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