Planning Statement

The property associated with this application initially had access to timed parking opposite along the east bound carriageway of the A52, however in 2015 a yellow line was placed and the parking restricted during the day.

Vehicular access would be provided to the eastern side of the property, allowing a vehicle to exit and re join the carriageway in a forward direction. The proposed driveway contains ample room for turning and parking for two vehicles (please see photographs on document ‘accompanying photos’).

The proposed plans include the required pedestrian visibility splays. Overall highway visibility is similar to the opposite property (Victory Café) - which has in the last two years had an access for parking created.

There are a number of poorly implemented pavement level parking spaces and accesses to neighbouring properties (pictured);





The proposed access to 69 High St incorporates visibility splays that many of these properties cannot provide.Please see accompanying document; **Accompanying photos**

A recent detailed traffic study (‘Speed ‘Data’ connected to application SMD/2010/0855) was carried out to establish vehicle speeds in each direction along the section of High St associated with this proposal. This survey showed the average speed to be below the enforced speed limit of 30 MPH.

Landscaping and relationship to surroundings –

As per the proposed plans, the creation of the access would involve changes to the boundary wall to the front of the property. To comply with visibility requirements the wall will require lowering to below 900mm and the potential relocation of two small trees.

Parts of the wall itself are currently in a poor state of repair. All works to the wall would incorporate the existing poor brickwork being removed. Rebuilding would include reclamation of salvagable brick and reuse of the original coping stones.

The direction of drainage will be away from the carriageway. The driveway would be made of a permeable medium, namely Gravel.