

From: [Glen Donaldson \(Place\)](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Rachel Robinson](#)
Subject: HPK/2024/0366 at THE CEDARS (revised information)
Date: 11 November 2024 13:54:07
Attachments: [image001.png](#)
[Response_HPBC-2024-009473.pdf](#)
[200 A.pdf](#)
[HM@PE.pdf](#)

Application Number HPK/2024/0366 at THE CEDARS MILTON LANE TUNSTEAD MILTON WHALEY BRIDGE SK23 7ER

Hello Rachel.

The above application (revised) has been forwarded to this Authority for highway considerations and I have the following comments to make :-

On 20 September 2024, the Highway Authority (HA) provided the attached response to application HPK/2024/0366 which included the following: *'Milton Lane is a public highway and although the applicant has submitted drawing 201 for assessment, no visibility splays have been shown or explained how vehicle access to the existing caravan is provided at present. The HA will also need to determine (internal memo) the full extent of the Highway Maintainable at Public Expense (HM@PE) to ensure any works proposed are on private land or within the HM@PE as any approved access works will require County Council approval under a Highways Act 1980 Section 184 Agreement.'*

The applicant has provided the attached amended drawing (200 Rev A) in response to the HA response above and (see attached) I have obtained a copy of the HM@PE (shown in green).

However, although the revised drawing has been described as REVISED 200A on the planning portal it is identified as drawing number 200 only on the drawing legend, so this will need amending.

Drawing 200A contains areas of concern:

1. Visibility splays of 2.4m x 176m (north) and 2.4m x 89m (south), but the County Council Design Guide states: *'Generally, vehicular accesses points on existing roads with a speed limit of 40mph or higher, or where 85th percentile speeds are more than 40mph shall be designed according to the Design Manual for Roads and Bridges (DMRB).'* DMRB visibility splay requirement for a 60mph road is 2.4m x 215m, so as you can see, both visibility splays shown fall short of this requirement.
2. Drawing 200A also contains two convex traffic mirrors which I assume is to mitigate the lack of visibility splays onto the public highway and although shown within the blue line ownership boundary, it is not shown within the red line boundary for this application, so cannot be considered at this stage. However, mirrors can be a risk and reduce safety because they can: reflect light and interfere with a driver's vision, reduce the ability to judge an oncoming vehicle's speed, create an unreasonable dependence on the mirror, distort or restrict the driver's view if dirty, are an easy target for vandals and could cause damage to users of the road if the glass is broken.
3. Does the existing caravan have any planning approval?

Therefore, regarding:

Point 1 above: To prevent the Highway Authority (HA) recommending refusal due to the lack of appropriate visibility splays onto the public highway, a speed survey is required to ascertain the 85th percentile speeds as this may (depending upon the results) enable a relaxation of the DRMB 2.4m x 215m requirement.

Point 2 above: In order to implement the scheme a separate approval process with the County Council will need to be progressed by emailing Highways.Hub@derbyshire.gov.uk. This scrutinises the location of the mirrors in order to see if they can be licenced (if approved), but prior to this, the application red line must be amended accordingly.

Point 3 above: Can you let me know if the caravan has any prior approval.

The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded approving the application in its current form we would be grateful if the LPA could reconsult the HA so that consideration can be given to formulating an appropriate response.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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