



From: Steven Brown

Sent: 21 May 2025 13:59

To: Pet Twigg

Subject: RE: HPK/2025/0084 - Lydiate Farm, Briarygrove Road, Birch Vale

Hi

I have noted on the planning application some comments from highways consultation, please could you pass this email over to the consultee to hopefully answer any concerns they have? Further to the letter dated 9.05.25 ref HPBC/2025/012096 I would like to issue some supporting information to hopefully assist.

To confirm the intended use of the barn is ancillary accommodation to Lydiate farm, occupied by the same household providing further accommodation of relatives and friends to use as guests. In relation to the parking plan this was rather crudely presented as I hadn't considered this would be an issue, and I have further revised this with a maximum of 2no tandem spaces, and set out spaces to 2400 wide x 4800mm long minimum (shown magenta), this allows for 4no vehicles with space to turn around, entering and existing in a forward facing direction.

The driveway is an existing driveway with a retaining wall and neighbouring wall each side, which offers limited options for improving the visibility splay, which does not meet the required set back from the carriageway.

We do however also own the land and stables opposite, which has spaces for at least 4 Vehicles (shown gree), and ample space to turn around, this was also improved to meet visibility splays as part of a planning approval HPK/2016/0071 and the submitted information to discharge condition 7.

Please can you review and confirm if this suitably satisfies any concerns.

Kind regards
Steven Brown
Managing Director

