

PLANNING COMMITTEE DATE: 23th August 2023

APPLICATION NO: F/YR23/0548/O

SITE LOCATION: Land West Of 176 High Road Gorefield Cambridgeshire

UPDATE

Consultation response received from CCC Highways dated 18.08.2023

A consultation response was received from the Highways Authority in respect of the submitted application;

Insufficient information has been provided to enable the Highway Authority to fully consider the implication the proposals may have on highway safety and the applicant should be invited to provide additional information as described below:

No details have been provided of the visibility splays achievable with respect to individual accesses; for a 40mph road this should be 2.4m by 120m, or 2.4m by 43m to the east from plot five which joins the road within the 30mph limit. A reduction in visibility 'Y' distance below that required for the posted speed limit would be permitted where evidence is provided to support lower 85th percentile speeds. This would require a weeklong survey undertaken in accordance with the Design Manual for Roads and Bridges document CA185. The applicant should be invited to demonstrate appropriate visibility splay on plan and provide supporting evidence as appropriate.

While I have reservations regarding the provision of residential development on a 40mph road with no facilities for pedestrians, I note that there are no footways for at least 170m within the 30mph section of the village and it would therefore be disproportionate to require a link to be provided as part of a 5-house development; I would not therefore look to object in this regard, although the applicant may themselves wish to provide some facility within the higher risk 40mph section of road for the benefit of future residents of their development. The Local Planning Authority should still consider the sustainability of providing residential developments on unlit roads remote from suitable pedestrian links.

I note that the access of plot 5 would require the relocation of the existing 30/40mph speed limit and associated gateway feature which itself would represent an obstruction to visibility for vehicles existing driveways. Such relocation may require amendment of the existing speed limit order which would be subject to statutory consultation. This application should not therefore be determined until any legal requirements associated with relocation of signs has been addressed. I would recommend that the applicant be advised to contact Cambridgeshire County Councils Policy and Regulations Team in this regard to determine feasibility of any relocation.

Flood Risk

The agent submitted a sequential and exception test for the site to support the application on the 18.08.2023. The submitted document states that the agreed area of search is Gorefield. Officers consider that as a non-policy compliant site, based on the settlement hierarchy outlined in Policy LP3, the sequential test should cover the whole district and not be solely restricted to the settlement of Gorefield. Although it has been demonstrated that there are no sequentially preferable sites within Gorefield which could be deemed reasonably available it remains the contention of officers that the application of the sequential test, mindful of the settlement hierarchy, is unduly focused and that for that reason the sequential test is failed.

The agent was informed of this requirement within an email dated 31.07.2023. The email sent to the agent detailed that the application site is located outside of the settlement and is therefore in a countryside location, therefore the sequential test has to be prepared on a district wide basis.

Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 175 of the agenda.