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1. Introduction

This statement has been prepared to accompany the planning application for the proposed improvement of the existing access & new stone wall boundary with an electric gated entrance at Deep Meadows, Osbaldeston Lane, Osbaldeston.

The existing & proposed site plans submitted with this statement (drawings A100 & A101) show that the visibility splays are to be improved from the existing situation for the highway access onto Osbaldeston Lane and that the existing car parking area is to remain and is suitable for the proposed parking of 3 cars.

2. Existing Highway Access and Boundary

The existing access onto Osbaldeston Lane is a 4680mm wide entrance surrounded by overgrown shrubbery, together these elements create a poor visibility splay when accessing Osbaldeston Lane.

2. Proposed Highway Access onto Osbaldeston Lane

Osbaldeston Lane is subject to a 30 mph speed limit the single carriageway road. The existing visibility splay in both directions is 9980mm, because the access is lightly trafficked it is acceptable to measure these splays from a distance of 2.4 meters from the edge of the carriageway access (the driver's viewing position as they wait to emerge onto the main road). The proposal includes the widening of the existing access from 4680mm to 6000mm which will significantly improve the visibility splays in both directions. The existing shrubbery located along the boundary between the site & the road is to be trimmed

The materiality of the proposed wall has been informed by the rural setting of the building, reflected in the use of natural materials. The stone wall is to be 1400mm tall and 380mm thick.

3. Parking Area

The proposed parking area is shown on site plans A100 & A101 and is to remain the same as the existing situation which has sufficient room for 3 cars to leave the parking area in a forward gear.

4. Conclusion

This statement accompanies the information to support the improved visibility splays for the existing highway access onto Osbaldeston Lane which serves the parking area at Deep Meadows, and the creation of a stone wall boundary/new electric gated entrance that has been designed to reflect similar designs in the local area.

We believe that there should be no highway objections raised towards the planning application.

Joe Davies