

Further Information as requested by Local Highway Authority.

Site Access

There appear to be some factual inaccuracies within the highway response document and it is appreciated that the document may have been produced from desktop information rather than actual on-site measurements. The access referred to as narrowing to 2.8m wide at 5m from the public highway is incorrect. At 5m from the public highway the access is 7.6m wide. The 'agricultural track' referred to by LHA is a tarmac roadway and does not narrow to 2.8m wide at any point along its length. The roadway currently serves the existing farmhouse which has oil fired heating/water appliances which require delivery of oil via a standard (6 wheel) 26 tonne tanker. Delivery via the roadway by this size of vehicle has never been an issue in terms of its width and sweeping path. In addition the barn in its current approved agricultural use is serviced by tractors towing trailers and various other commercial vehicles (feed and bedding deliveries) requiring entry into and off the site, which has not been of any previous concern.

The Education Barn intends to provide services for a maximum of 12 students at any one time, which may be via 12 individual family sized cars or a 12 seater minibus visiting the site. There is no intention to provide services to more than 12 students at any one time and therefore vehicles such as coaches referred to by the LHA will not visit the site. The maximum vehicle size using the facility at any one time is likely to be a 12 seater minibus (average 5.5m long and 2.5m wide) which is smaller than some of the vehicles currently visiting the site. The service provision will be by appointment only in 2 distinct periods of the day which will be separated by a number of hours. This is to ensure a smooth flow of a limited number of vehicles either into the site and then out of the site without significant traffic travelling in the opposite direction on the access roadway at the same time. However, it is appreciated that on some occasions other traffic considerations must be taken into account such as deliveries to the site and 2 appropriately positioned passing points of tarmac construction to match with the current roadway surface can be constructed if required.

There is currently a gate 6.3m from the public highway with a width of 4.8m between 2 stone pillars. There is no necessity to have this gate closed and the gate can be permanently removed to ensure unhindered access in and out of the site at all times, although it is not intended to remove the stone pillars to ensure the external aesthetics of the site remain unchanged.

A maximum vehicular visibility splay diagram will be submitted as soon as practically possible by a qualified professional. It is accepted that the public highway at the access point has a limit of 60mph however it is not possible to travel anywhere close to this speed at the location due to the topography of the land.

Operation Statement

The Education Barn intends to provide services for a maximum of 12 students at any one time, as may be expected from a small scale operation.

Internal layout

The provision of 12 parking spaces proposed in the application reflects the intended maximum number of vehicles visiting the site at any one time rather than the maximum number the site can accommodate. The proposed car parking area is approximately 490m² which under the British Parking Association guidelines of disabled parking bay requirements being 6.6m x 3m the area could in reality accommodate in excess of 12 car parking spaces. The car parking plan of the site is submitted as requested.