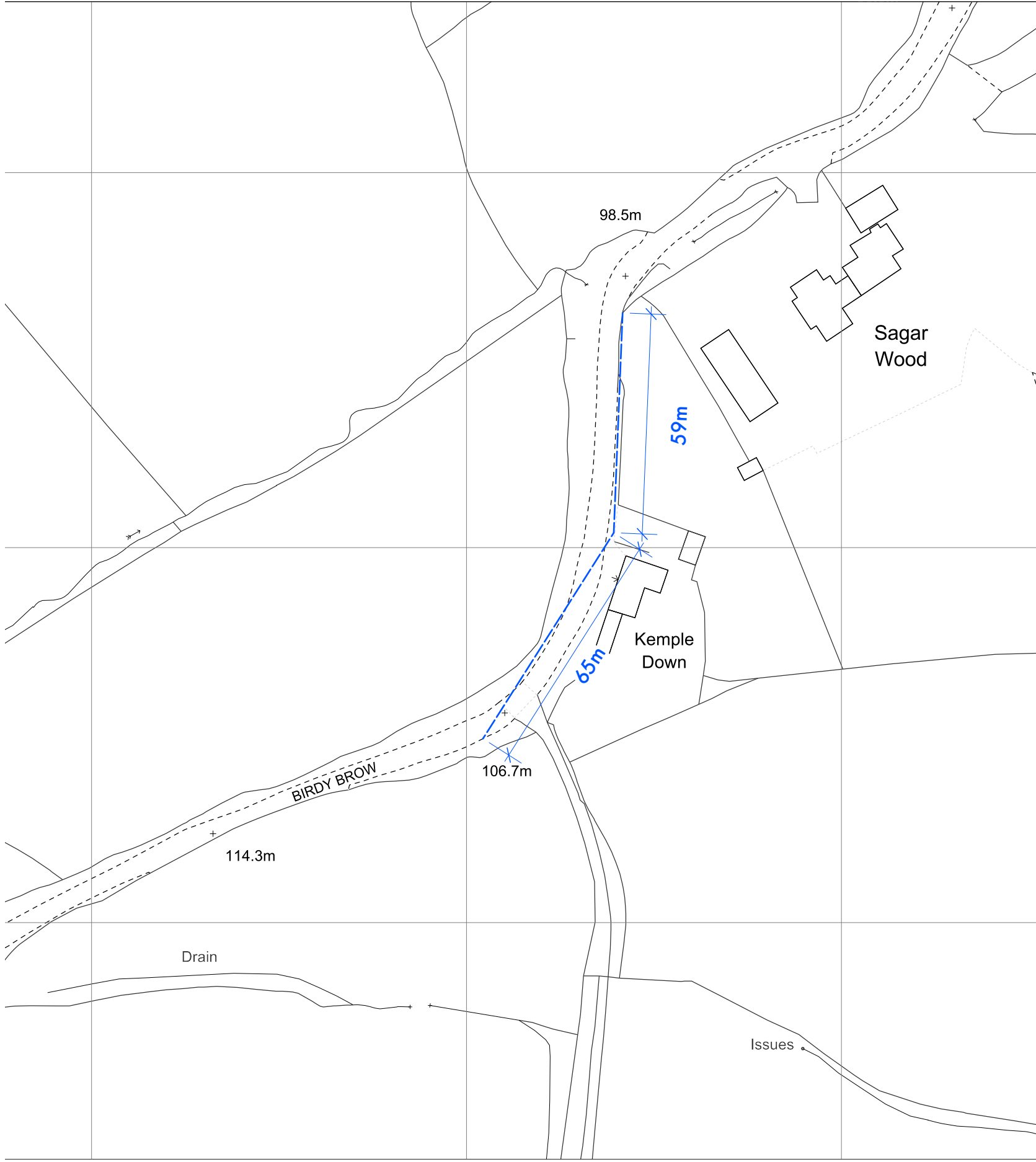




A Highways Plan
Scale: 1:1250

HIGHWAYS

Ground surface material of proposed driveway to be bonded material (e.g. tarmacadam or resin bound gravel) to prevent any loose materials being carried onto the public highway.

Any planting/walling etc within the visibility splays will be maintained to be a maximum of 0.9m in height.

Birdy Brow is classified as a C-road subject to national speed limit, maintainable at public expense. However, given the narrow, steep and winding nature of the road it is unlikely that any vehicles will be travelling at the full national speed limit.

Minimum 3no car parking spaces will be provided. Cars will be able to 'enter and leave the site in a forward gear'.

VISIBILITY SPLAY

- taken from 2.4m back from edge of carriageway
- nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

- the access we are looking to maintain has visibility splays to the north and south where the nearside verge is within the ownership of the applicant, meaning the applicant will have full control over the maintenance of this area

- the existing southern access we are looking to close off relies upon the maintenance of the nearside verge to the south by others

estate railings and grass verge to boundary with Birdy Brow

red hatch indicates existing trees to be removed

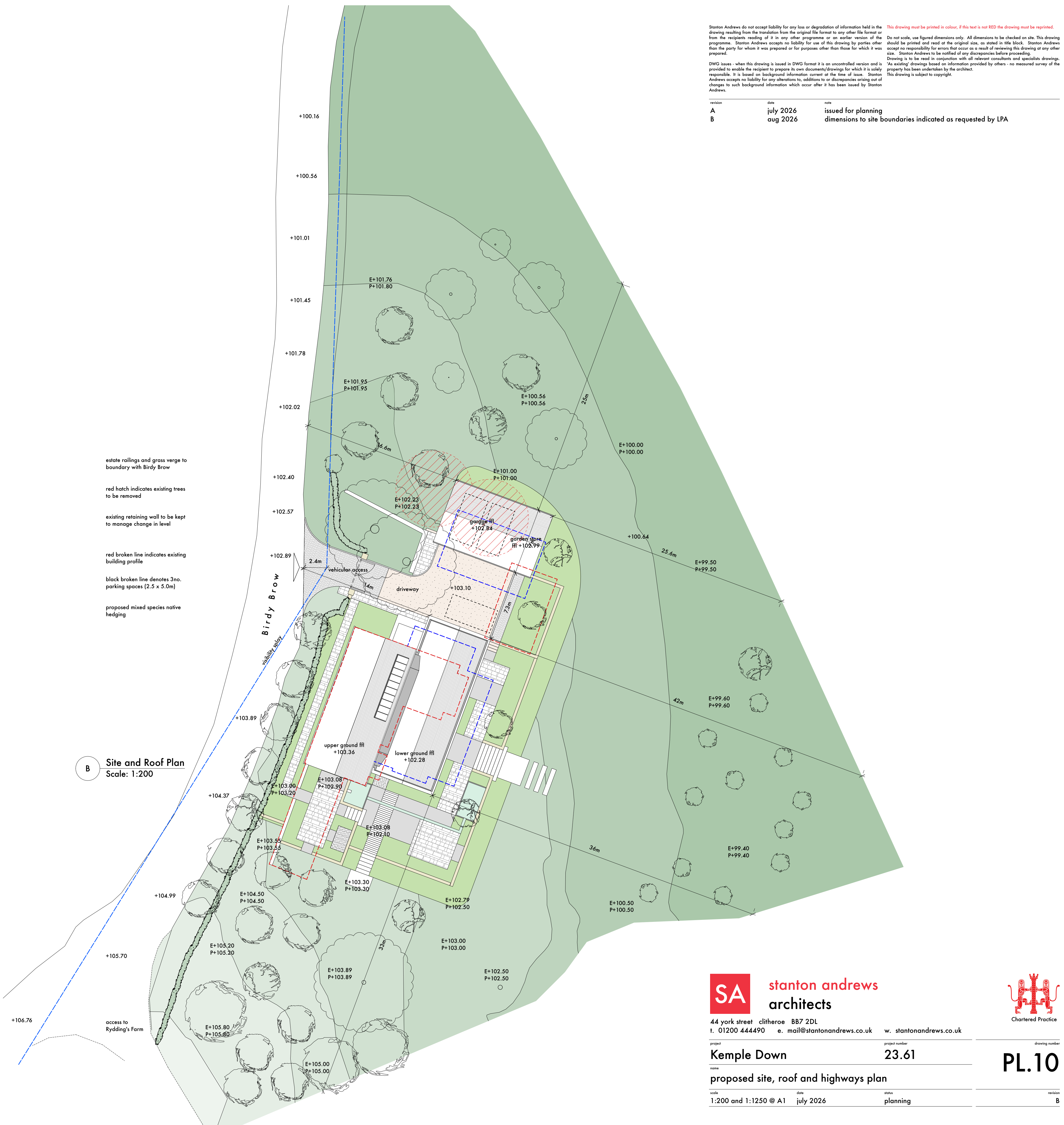
existing retaining wall to be kept to manage change in level

red broken line indicates existing building profile

black broken line denotes 3no. parking spaces (2.5 x 5.0m)

proposed mixed species native hedging

B Site and Roof Plan
Scale: 1:200



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revision	date	note
A	july 2026	issued for planning
B	aug 2026	dimensions to site boundaries indicated as requested by LPA