

# **HIGHWAY DOCUMENT**



**Planning Branch Ltd**

**Land nr Hallsenna, Holmrook, CA19 1YD**

**PROPOSAL:  
Reserved Matters Agricultural workers  
dwelling**

**APPLICANT: Mr Freeman**

*August 2020 revised*

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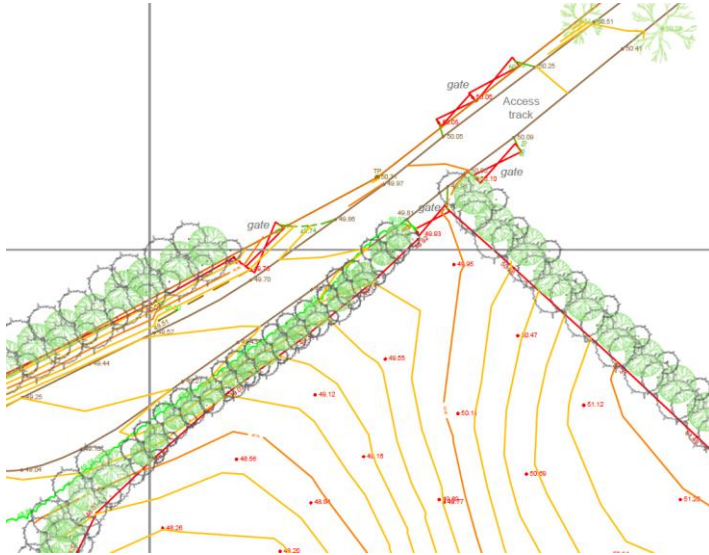
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## INTRODUCTION

As a result of the Highways response and discussions with highways this document has been produced.

## ASSESSMENT

The plan below is an extract of the topographical plan. The access is at 49.9 ground level with the road being at between 49.2 and 49.9 looking down the lane thus the access point is set approximately 70cm higher than the access lane looking down the lane. This helps with the view down the lane.



The existing hedge is 1.20 in height as indicated on the images below and retained at that height.



View up the lane towards the main road verge



View of the hedge and the wide highway verge

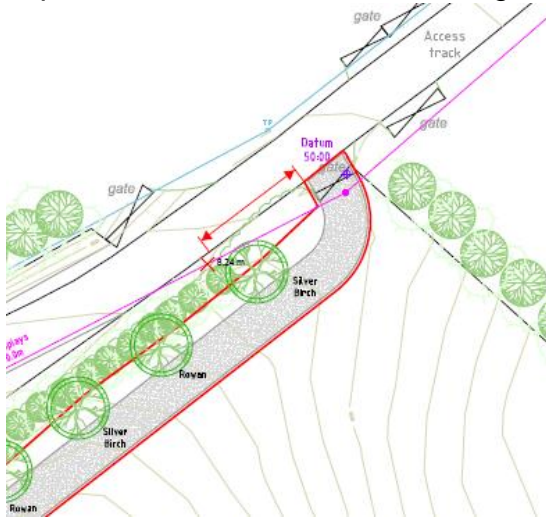
The hedge is set back from the edge of the lane by approximately 1m at its smallest point leading up to at least 2m verge thus improving visibility.

The lane leads to 7 dwellings located down Hallsenna Lane. According to the applicant many of these properties access the main roads along Hallsenna Road towards Seascale rather than passing the application site thus vehicle frequency is low. Due to the poor condition in places of the lane the speed is also very low.

## VISIBILITY SPLAY

Visibility Splay plan has been provided who shows visibility of 60m as per the request of Highways.

As the plan shows due to the wide verges there is only 8.24m of the hedgerow that would need to be reduced to the required 1.05m to satisfy highway requirements. Due to the small distance and only 15cm reduction it is considered that this would have very little impact on the character of the hedgerow.



As the image below indicates although there is a hedgerow bank there is actually no hedgerow plants which would impact the visibility in this direction.



## CONCLUSION

It is considered that due to the points above the existing access is an acceptable access point.

- Low number and frequency of vehicle usage past the access point.
- Access is set 70cm higher than the lowest part of the lane
- The hedge is currently maintained at a height of 1.20m as indicated in the images above.
- In the event that hedge still needs to be reduced to 1.05m then its only a 15cm reduction on the current situation would have no impact on character of the wider area.
- Only 8.24m of the hedgerow requires the 15cm reduction.
- There is between 1m and over 2m grass verge between the edge of the lane and the hedge.