

Adams Planning & Development Ltd
The Oaks
Crook Road
Bowness-on-Windermere
LA23 3JA

15 November 2021
Ref: K38809.001

For the attention of Russell Adams

Dear Russell

**CROFT END FARM, NURSERY ROAD, BECKERMET
PROPOSED ACCESS**

Further to recent correspondence, we have looked at the proposals for the development and its access, and would comment as follows:

- 1) Nursery Road is subject to a 30mph speed restriction. It is variable in width and has sporadic unconnected footways in the vicinity of the proposed access.
- 2) At the point of the existing access, Nursery Road is approximately 5m in width.
- 3) There are no waiting restrictions on Nursery Road and vehicles street park mainly on the opposite side of the road in front of the terraced properties. The properties are set back from the kerb line by about 1 metre.
- 4) The existing access into the farm is obscured on both sides by the presence of a lean-to farm building on the east side and a small single storey garage on the west side. There are other similar accesses in the vicinity which also have no visibility splays.
- 5) The existing access has been used by farm and other vehicles. Reference to Crashmap shows that there have been no reportable accidents in the vicinity of this access within the last ten years.

The proposals put forward are to demolish the lean-to shippon, reduce the height of the stone walls at the west of the access to 1.05m in height and develop the site for a maximum of 5 dwellings.

- 6) The impact of the demolitions and reductions in height of the walls either side of the access will be to make the access more visible to road users on Nursery Road and, at the same time, provide better visibility for the small number of vehicle movements to and from the site, once it is developed.
- 7) The narrow width of the road past the access and the presence of the parked vehicles on it will mean that vehicles on Nursery Road will be travelling at relatively low speed. As noted in Manual for Streets 2, speed is influenced by road width and forward visibility.

- 8) The visibility splays provided on drawing KL2895/05 by the Wright Design Partnership show that with a reduction in wall heights a visibility distance of 60 metres either side of the access is achievable. It can be further argued that because the road is narrow, and overtaking is not possible, that the visibility splays could be taken to the centre of Nursery Road.
- 9) The reduction in the heights of the existing walls surrounding the access creates a significant improvement from that existing, as vehicles on Nursery Road will be able to see vehicles and pedestrians within the access. Coupled with the low levels of trips in and out of the development, we consider that the proposals are satisfactory.

Yours sincerely

D Heron

R G Parkins & Partners Ltd