

PRE-APPLICATION ADVICE

Date of Meeting: 6th February 2015

Applicant: Matt Jones

Location: Land off Seagrove Farm Road, Seaview

Proposal: Up to 9 residential units

Advice Given:

Having looked at your drawing 15-516-01, our mapping system and viewed Google Street View I have concerns over the suitability of Seagrove Farm Road to serve a development of 9 units. Typically the following criteria would need to be met in order for this office to support such a development:-

- The junction between Seagrove Farm Road and Seagrove Manor Road should benefit from visibility splays of 43m in either direction when taken from a 2.4m. This is based on a 30mph speed limit – it may be that due to local constraints that speeds in the area may be more reflective of 20/25mph in which case the visibility splays may be reduced to 25/33m.
 - All access roads (from Seagrove Manor Road) should be a minimum of 4.8m wide in order to accommodate the passage of a service vehicle and a car. In the absence of adequate width, suitable passing bays should be available coupled with adequate inter-visibility between passing places which may be suitable to accommodate the additional traffic.
 - If the above criteria cannot satisfactorily be met then the applicant would need to evidence that they will not be introducing a significant increase (typically 5%) of traffic generation along Seagrove Farm Road.
 - It is worth noting that Seagrove Farm Road is not an adopted highway; however it is a public bridleway and therefore I suggest you seek advice from the IWC Rights of Way Team.
 - All parking spaces should comply with minimum size requirements i.e. 2.4m x 4.8m.
 - The on-site layout should allow for turning to enable a fire appliance to turn.
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Officer: Brett Lindsay – Development Control

Please note the highway advice contained within this report is based purely on a desk based assessment of the information submitted to Island Roads for consideration on the 6th February 2015. The comments contained within this report are without prejudice to the outcome of any future planning applications made in relation to this site. Planning permission is not guaranteed to be forthcoming based on this advice.

Island Roads act on behalf of the Isle of Wight Council as a highway consultee for the purpose of the planning process. You are therefore advised to liaise with the Isle of Wight Council Planning Department at Seaclose Offices, Fairlee Road, Newport, Isle of Wight (tel 01983 821000) to ascertain what form of planning consent and obligations are required in association with your proposal.
