
PRE-APPLICATION ADVICE

Date: 29.11.19

Applicant: Phil Salmon

Location: Land rear of 51 – 67 Solent View Road, Seaview

Proposal: 3 dwellings with associated access road within the potential to access land to the rear of 37 – 49 Solent View Road

Advice Given:

Further to our meeting of the 29.11.19 I have reviewed your proposal as detailed on drawing no. SK4 dated 22.07.19 and given consideration to the potential for linkage to the site to the rear of 37 – 49 Solent View Road which would otherwise be accessed from Seagrove Farm Road and comment as follows;

Solent View Road, Seaview is an unclassified public highway governed by a 30mph speed limit at the point in question. In accordance with design standards any new or existing vehicle access forming a junction with this part of the highway network and serving a development of the nature and scale proposed should provide for;

- Minimum visibility splays of X = 2.0m by Y = 43.0m, please see the attached diagram. The splays must be achievable within land under your control or/and the limit of the adopted highway.
- An associated drainage system to minimise the risk of surface water runoff onto the public highway.
- Where the vehicle access crosses a public footway the maximum acceptable gradient is 1in20.
- The access should be located a minimum of 11.0m from any adjacent road junction or defined pedestrian crossing point.

With the associated onsite layout providing for;

- Space within the confines of the site for the parking and turning of conventional private motor vehicles and service vehicles so they may enter and exit the public highway in forward gear.

- A minimum carriageway width of 5.0m to enable refuse collection vehicles to access, turn and egress the site with ease. The width at the junction and the associated radii will need to be determined by detailed design and swept path analysis.
- The layout should enable a fire appliance to reach within 45.0m of the principal access of each dwelling, not have to reverse of a distance greater than 20.0m and be provided with a clear minimum working access width of 3.70m. Localised narrow may be required subject to the approval of the Local Chief Fire Officer.
- Parking provision at a level reflective of the Local Authority Parking Guidelines.
- Pedestrian connectivity.
- All proposed parking bays where set perpendicular must provide for minimum dimensions of 2.40m by 4.80m, and where set parallel and adjacent to a unclassified public highway must be a minimum of 3.0m by 6.0m with a maximum depth of 4.0m to prevent nose-in parking (please see the attached diagram).
- Accommodation of the existing public right of way network – please consult fully with the IWC Public Rights of Way Department (tel: 01983 821000 – Mr D Clarke)

In addition to the above, should the proposal bring about the need to relocate existing street furniture and an appropriate location be available, all associated costs will need to be met by the applicant.

Based on the layout as detailed on drawing no SK4 dated 22.07.19 I raise concern in respect to the proximity of the access road and junction to the existing public bridle way that runs between No. 49 and 51 Solent View Road. The junction will need to be repositioned to the east or through consultation with the IWC Public Rights of Way Team you would need to remodel both the bridleway and your proposed access road to suit.

As a result of swept path analysis the layout as proposed allows for service vehicle access / egress and turning subject to the carriageway being clear from obstruction. However a minimum carriageway width of 5.0m is needed and it will also need to be evidenced that two private motor vehicles can pass on the proposed near 90 degree bend. It is accepted that this would all need to be reviewed / revised and part of relocating the access.

In respect to the land to the rear of 37 – 49 Solent View Road I can confirm that when considering the nature of Seagrove Farm Road and Seagrove Manor Road, subject to the accommodation of the public bridle through agreement with the IWC Public Rights of Way Department, this site would be better served (from a highway safety and design perspective) off Solent View Road via a access road that also served the land to the rear of 49 and 51 Solent View Road. If both sites are to come forward off a single access road it is advised that a segregated pedestrian route will also need to be provided (2.0m wide

footway). However it is anticipated that the accommodation of the bridleway may result in the need for a 3.0m wide shared user route (pedestrians, cyclists and equestrians).

Officer: Alan White – Development Control Manager

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 28.11.19. 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.
