

Subject: Re: Shipston-on-Stour Neighbourhood Plan - highways assessments

From: "Karen Watkins" <karenwatkins@warwickshire.gov.uk>

Date: 06/06/2016 09:07

To: <ed@2jays.co.uk>

Dear Mr Jackson,

Apologies for the considerable delay in responding to you. We did speak some time ago as when I examined the plans, I explained that none of the proposed sites appeared to have direct access from a public highway. Examining the details again, the following comments are made;

Site 1 - The closest point of access to this site would be from a private driveway serving approximately 7 units. The driveway could not be sufficiently enhanced to provide a suitable access road to serve any additional development without potential highway safety concerns. At the present time there would appear to be little if any opportunity to access this land.

Site 2 - The track which the site abuts is currently a public right of way bridleway (SS124). As such this will not be within the control of the highway Authority but will be within private ownership. Any proposal to upgrade this to a vehicular route would be complex and not without difficulties. There is also considerable doubt as to whether an acceptable form of access for both vehicles and pedestrians not forgetting the requirements of the existing Rights of Way route could be maintained along this route. There may be an opportunity to secure a connection through from the Banner Homes site (main access from Campden Road although again this would require third party consent.

Site 3 - Again the site abuts the Rights of Way bridleway route (SS124) with the access issues as outlined in Site 2. There may be the potential for a point of access into the site from one of the turning heads within Hanson Avenue where the possibility for access appears to have been retained (cul-de-sac north-west of 'The Hobbins'). However this is again likely to require the securing of third party land in order to bring forward the necessary connection into the site from the public highway.

I trust this is of some assistance to you in the first instance and again I apologise for the delay in responding back to you in writing.

Regards

Karen Watkins

Development Management (Highways)

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On 5 May 2016 at 09:35, Ed Jackson <ed@2jays.co.uk> wrote:

Karen,

I forgot to add in my email yesterday that the invoice for your work should be clearly marked "Neighbourhood Plan" and sent to:

Shipston Town Council

New Clark House

West Street

Shipston-on-Stour

CV36 4HD

Could you please let me have an idea of when we might expect to receive your comments? Clearly we'd appreciate it if the work could be done as soon as possible so that we don't slip from our schedule for publishing our draft plan.

Regards

Ed Jackson

From: Ed Jackson [mailto:ed@2jays.co.uk]
Sent: 04 May 2016 13:39
To: 'karenwatkins@warwickshire.gov.uk'
Cc: 'Stephen Miles'
Subject: Shipston-on-Stour Neighbourhood Plan - highways assessments

Dear Karen,

Further to your phone conversations earlier today with Stephen Miles and with me, I attach plans showing the location of three potential housing allocations which we are considering making in the Shipston Neighbourhood Plan. We will be proposing a low development density

for these sites (15 dwellings/hectare), resulting in the following indicative site capacities:

Site 1: 35 homes

Site 2: 35 homes

Site 3: 48 homes

Should you require any further information prior to or during your site visit, do please contact me.

Kind regards

Ed Jackson

Tel: 01608 661288 / 07941 776714

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