

Available Evidence for A379 Access from Cox's Farm Field

The Neighbourhood Plan for Strete includes a village car park for 15 to 20 cars as part of the proposed housing development site. Access from/to Cox's Farm Field from the A379, as located on the map for SNP8 in the Neighbourhood Plan, is considered an essential part of this housing development proposal. The car park is needed to remove long-term on-highway parking in the narrow part of the village on the A379 in order to make it safer for pedestrians. The car park will also provide added benefit for tourism and local businesses as the village hosts part of the South West Coastal Path.

Without this access, a car park in Cox's Farm Field would be not provide the benefits outlined.

Following a site visit with the Senior Highways Development Management Officer for Devon County Council, email correspondence confirms that access could be possible subject to the following criteria:

1. A traffic speed survey would be required to determine the visibility splay needed for safe access onto the A379.
2. For the access to be adopted by Devon C.C. the access width requirement would need to be seven metres. This is to provide sufficient width for a footpath with disabled access.
3. The access is currently five metres wide and could be used as a private road together with the required visibility splay for safe access onto the A379. This would not be adopted by Devon C.C.

A traffic speed survey was carried out at the location and from the report submitted to Devon C.C. Highways the required visibility splay, based on an average 85th percentile speed is:
27m northbound 'y' distance (nearside of the road) x 2.4m 'x' distance x 33m southbound 'y' distance (nearside of the road) x 600mm height above grass (750mm height above a wall).

On the north side of the access is a stone wall that is identified as a positive feature of the Conservation Area in the CA appraisal. The seven metre width requirement for the access to be adopted by Devon C.C. could be made possible by some re-alignment of this wall.

The land adjoining this wall is owned by the landowner of Cox's Farm Field.

In email correspondence received from SHDC Conservation Officer it is suggested that harm to the wall could be reduced through good design and specification, including reuse of materials / sourcing of local stone for the re-built wall.

There is a very high privet hedge on top of this wall that will need to be reduced to 750mm above the wall. By doing so this will increase the visibility onto the A379 from Cox's Farm Field. This will also determine how much of the wall needs to be realigned, if at all.

Western Power Distribution has an electricity sub-station close to this access (see location plan). Email correspondence received from WPD confirms this could be re-located. If necessary, WPD would require a developer to provide a new position on the site with the land being sold to them

for £1 and a land transfer being made under an easement. Re-location costs would be the responsibility of a developer.

It is acknowledged that a planning application will be required for the planning department to consider the proposed details, which should include judging the public benefit of delivering a housing development against the less than substantial harm to the character and appearance of the Conservation Area, before granting approval for this access.

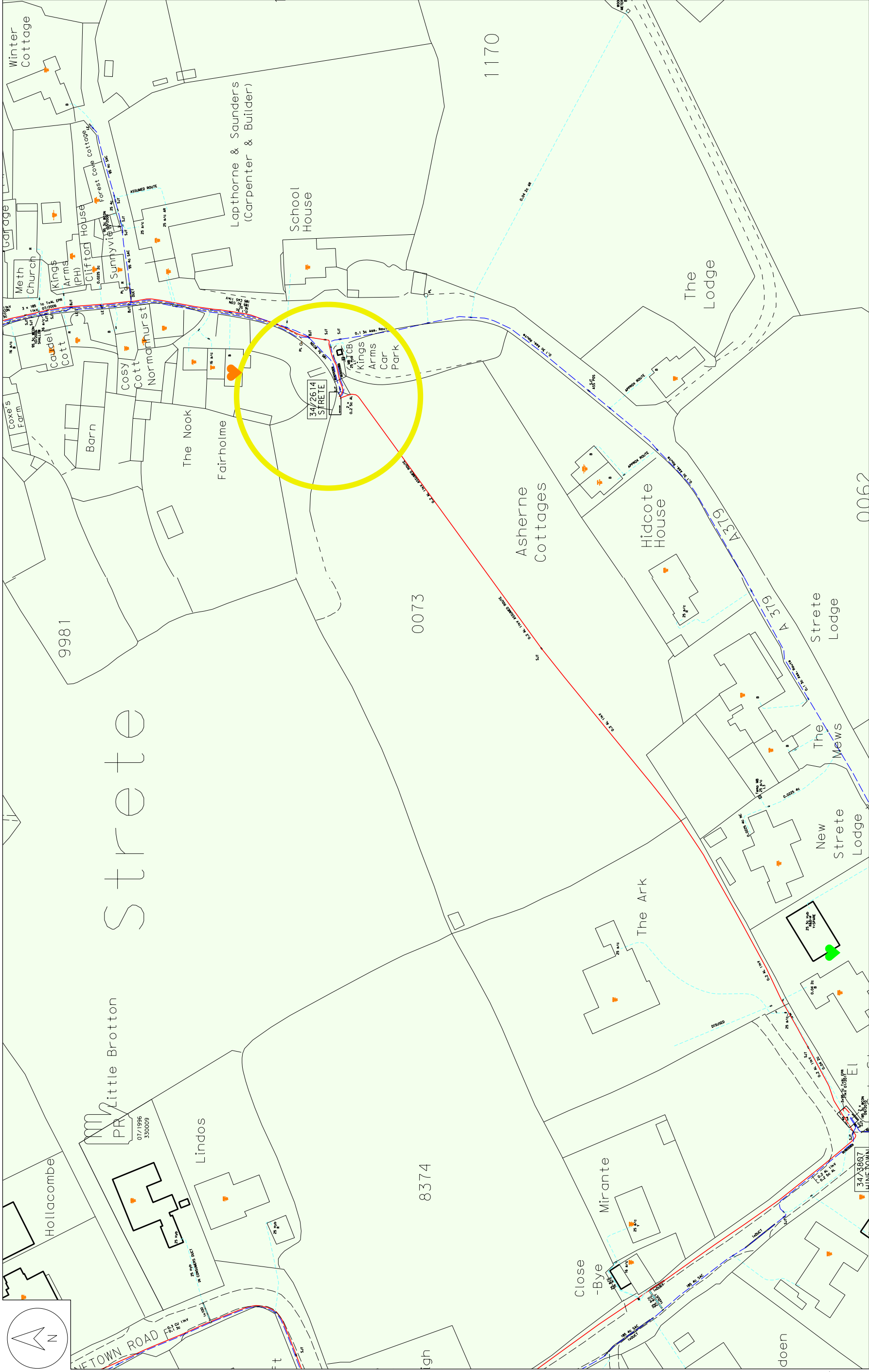
Access is also proposed from The Plat and it is important that both access points are linked as a through route as this will help reduce congestion, minimise trip lengths and maximise safety.

Therefore, it is considered that it should be the responsibility of a developer to demonstrate how to satisfactorily deal with any impacts on the Conservation Area in a planning application should the landowner allow the site to become available for development in the future.

Steering Group members of the Neighbourhood Plan are of the opinion that this evidence supports policy SNP8 in the plan and meets the requirements needed to demonstrate the deliverability of the proposed housing development subject to a suitable planning application being submitted.

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	PILOT CABLES		UNDERGROUND CABLE		Ground Mounted Transformer
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	HV (33kV)		--- (132kV) ---		* ADVISE SHOULD BE SOUGHT FROM THE WESTERN POWER DISTRIBUTION CONTACT CENTRE S-WEST (0845 601 2989) FOR ANY WORK THAT IS TO TAKE PLACE IN PROXIMITY TO 132KV UNDERGROUND CABLES AND 132KV OVERHEAD LINES
	HV (66kV)		--- (132kV) ---		
	HV (132kV)				

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