

Vale of Glamorgan Highway Development Responses to LDP Candidate Sites.

Site Reference.	Site 2
Observations By:	Mr Lee M Howells on behalf Of Tom Bevan Group Engineer Highway Development
Date:	22 nd May 2013
Location:	Land at Higher End, St Athan – (9.78 Ha)
Proposal: (Residential / Commercial)	Residential
Number of Units	210 Units

The Highway Authority would advise the Local Planning Authority that no Scoping Study and Transport Assessment have been undertaken to evaluate whether the traffic / pedestrian movements generated by the development would adversely impact on the existing highway network surrounding the development which would require improvement to the Highway Network and Public Transport Facilities / Services.

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Further to a previous site inspection carried out in relation to the above LDP candidate site, the Highway Development Section would advise that the Local Planning Authority that it would appear from the submitted site location plan (copy attached) that the proposed candidate site abuts the adopted highway at two points, St Johns View on its Eastern boundary and Llantwit Major Road on its South Western boundary which are both subject to a 30 mph speed limit.

The Highway Development Section would advise that the Eastern half of the candidate site was has a current Planning Consent, reference 2012-00066-Res on the 15 June 2012 for a for a development of up to 100 dwellings, Public Open Space accessed via **St Johns Well**.

The suitability of the of this access to serve an additional 110 dwelling bring the total additional dwellings to 210 dwellings served via **St Johns Well** would be **subject** to full and comprehensive Scoping Study to be agreed with the Local Planning / Highway Authority and Transport Assessment to evaluate the affects the development will have on the surrounding highway network and how these will be addressed by means of carrying out off site highway improvements, the provision of new or upgraded Public Transport facilities and the links other sustainable modes of transport and other sustainable modes of transport like cycling and walking which will need to be addressed by any future developer.

In relation to the alternative access and Public Right of Way (footpath No. 2) onto **Llantwit Major Road** the which runs between the properties Known as Wilmot and Ty Gwyn. The Highway Authority would inform the Local Planning Authority that any development over 5 units would require the access inclusive of visibility splays along Llantwit Major Road and

adjoining roads to be constructed to adoptable standards. However the current access has insufficient width to provide a satisfactory means of vehicular / pedestrian facilities and the adjoining land required to provide the visibility splays along Llantwit Major Road appear to be 3rd party land which does not form part of the adopted highway and is located outside the submitted site boundary line.

In addition, Llantwit Major Road is an adopted highway of varying widths with no continuous segregated pedestrian facilities leading from this access to the centre of the village and Public Transport facilities located approximately 500m away along Rectory Road which currently provides direct access to approximately 80+ residential dwellings and as a secondary access to a number of Residential Streets which are served via a primary means of access off Gileston Road and therefore any additional development served via this access onto Llantwit Major Road will inevitably generate additional vehicular and pedestrian movements along this section of road creating further hazards to the detriment of highway / public safety.

The Highway Authority would require any proposed upgrading of the existing access / Public Right of Way to promote other sustainable modes of transport e.g walking / cycling linking the surrounding areas would require highway improvements along Llantwit Major Road to reduce vehicular speeds and provide a continuous safe and segregated pedestrian / cycling facilities while maintaining appropriate width of carriageway to be agreed with the Local Highway Authority.

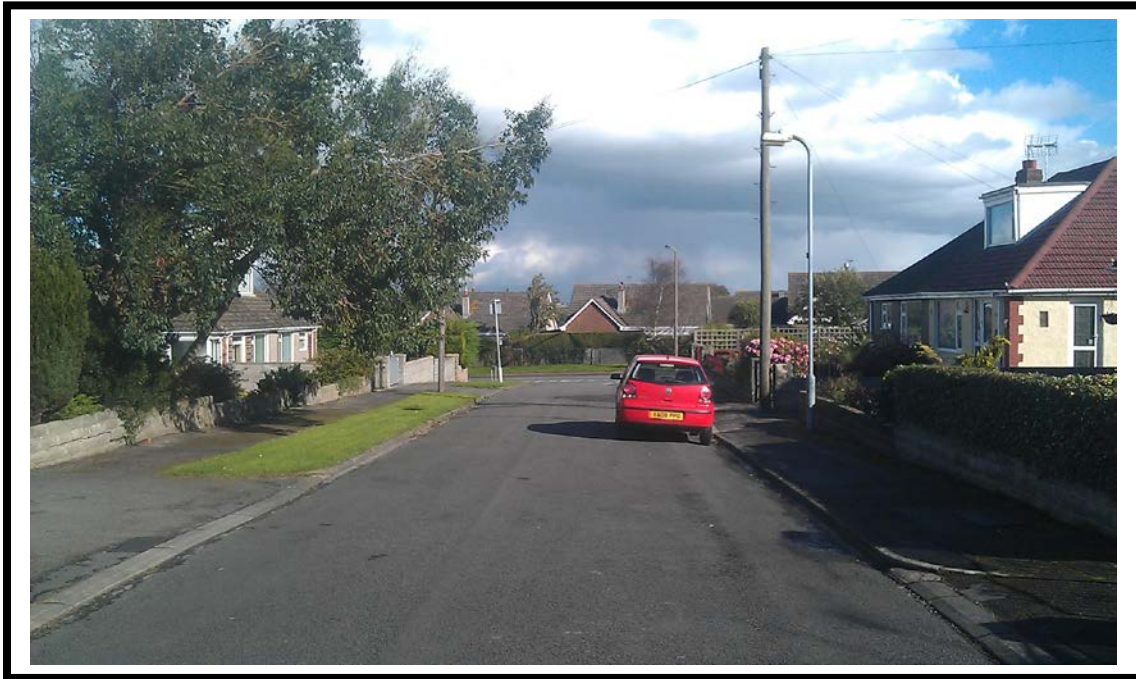
- Enclosures :-
- (i) Photographs taken during Site inspection, dated October 2011
 - (ii) Copy of Site Location Plan produced by VOG Planning Policy Section
 - (iii) Extract Copy of Computerised Highway Adoption Records (Original A4)
 - (iv) Site Plan associated with Planning Application Consent 2012-000066-Res
 - (v) Highway Development comments Planning Application 2012-000066-Res



**Agreed Point of Access off St Johns View –
Planning Application 2009-01368-OUT**



**Agreed Point of Access at End off St Johns View –
Planning Application 2009-01368-OUT**



**View along St Johns View towards Road Junction
with Rectory Road**



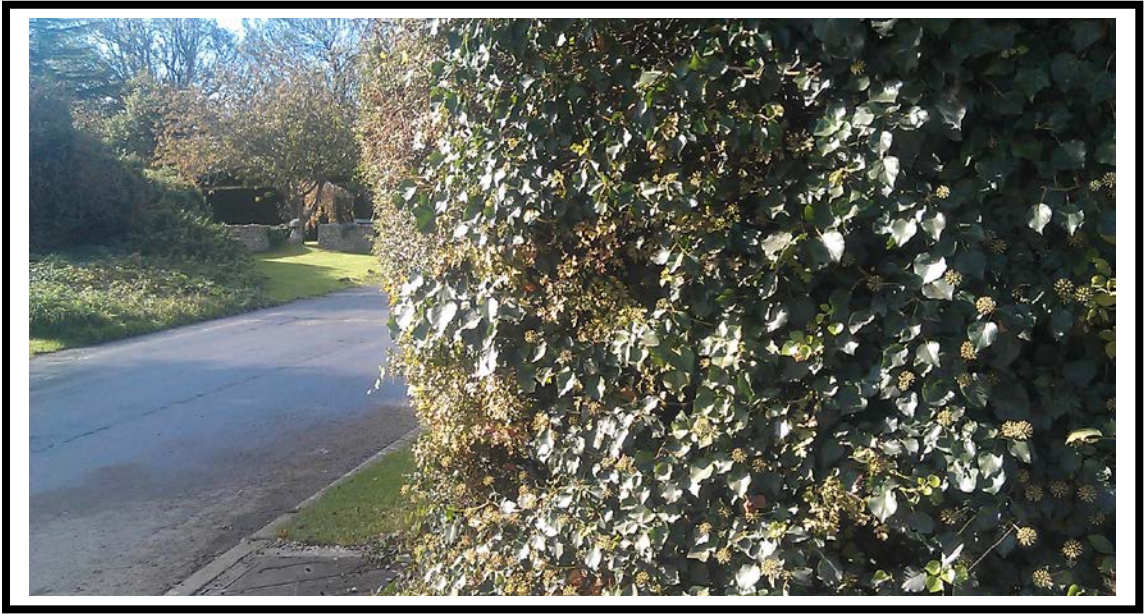
**Existing Junction Vision Splay with St Johns View /
Rectory Road in a Southerly Direction**



Existing Junction Vision Splay with St Johns View / Rectory Road in a Northerly Direction



View of existing Gated Access / Public Right of Way located between the properties known as Wilmot and Ty Gwyn , Llantwit Road



Visibility Splay in a Westerly direction along Llantwit Road from the Existing gated access / Public Right of Way with Llantwit Road located between the properties known as Wilmot and Ty Gwyn.



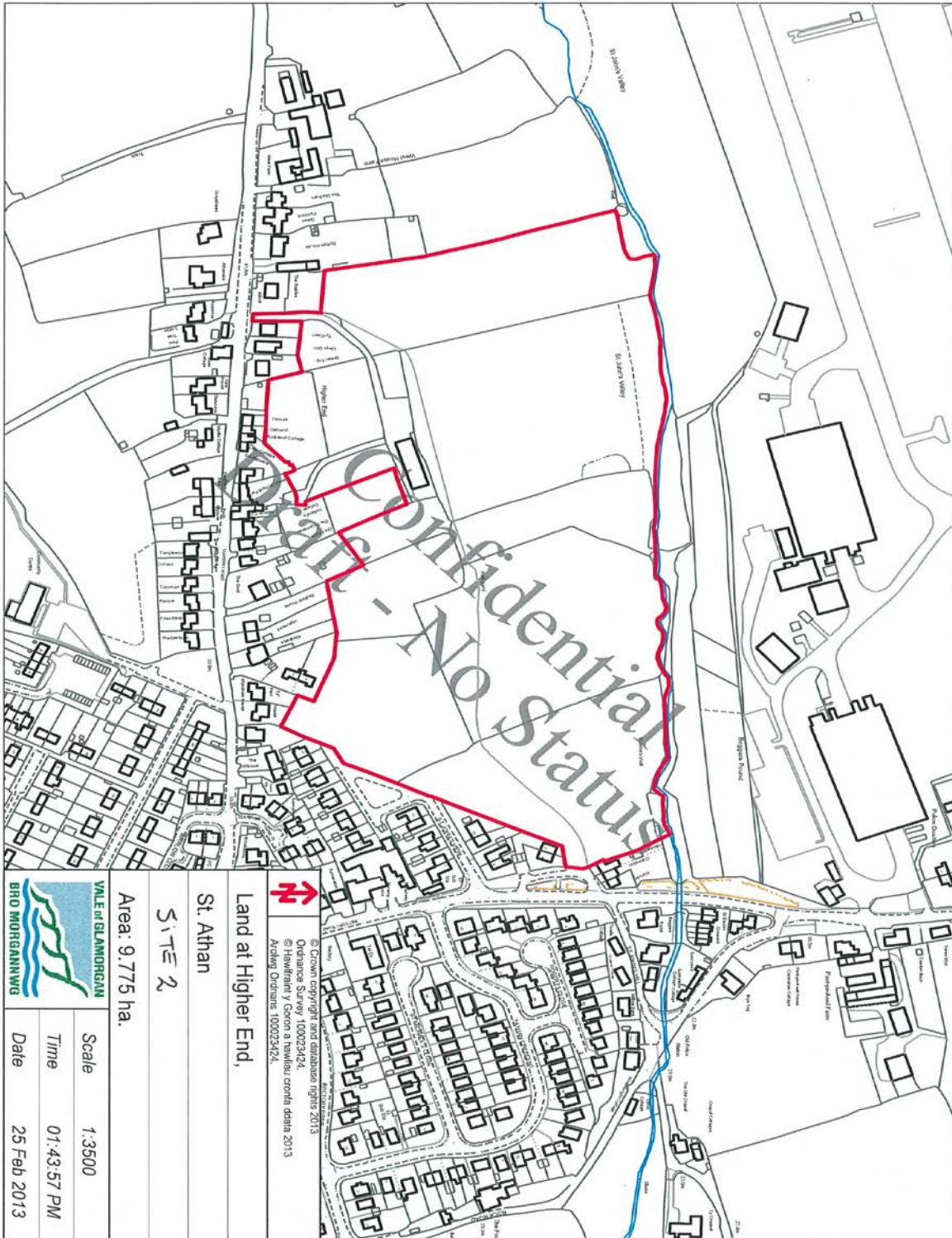
Visibility Splay in a Easterly direction along Llantwit Road from the Existing gated access / Public Right of Way with Llantwit Road located between the properties known as Wilmot and Ty Gwyn.



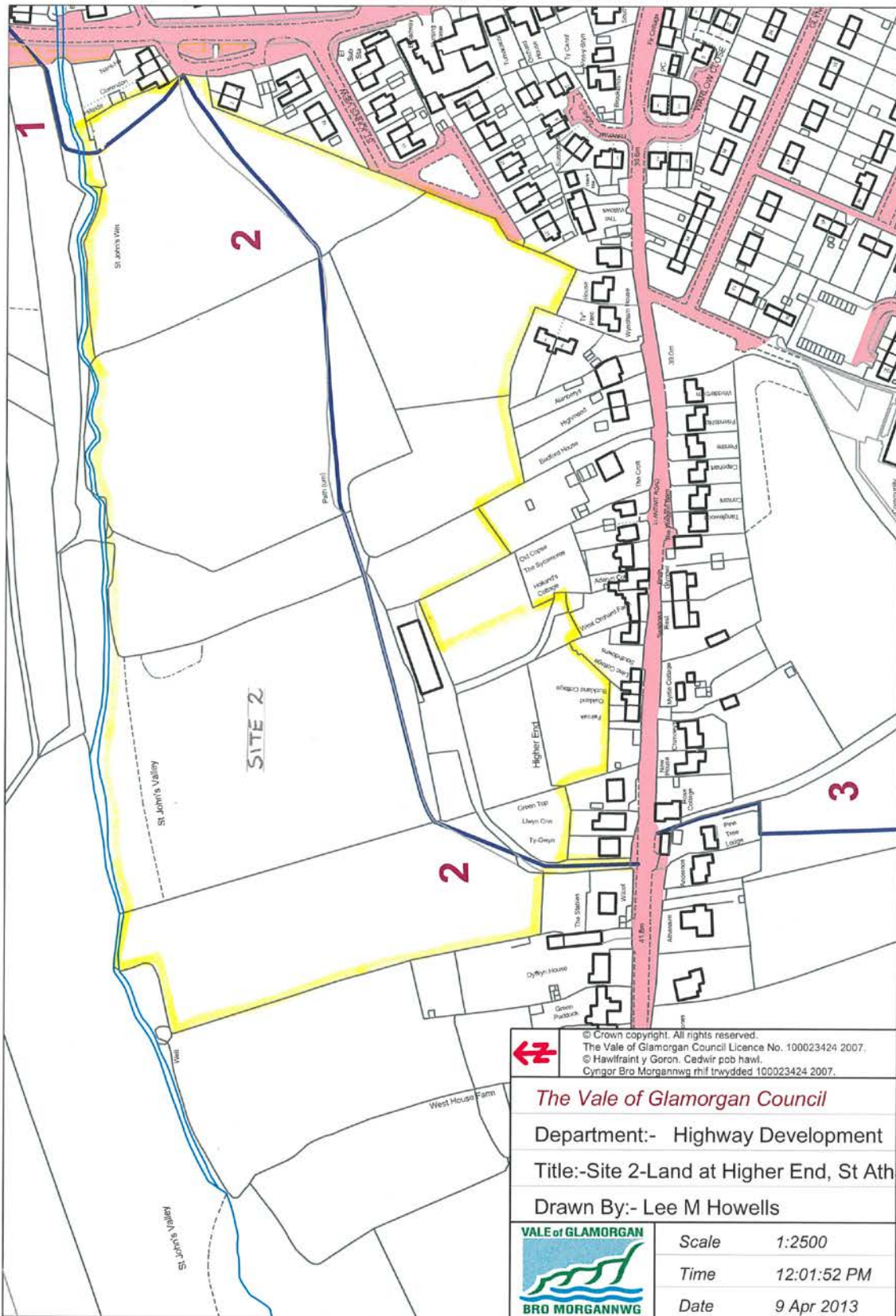
View along Llantwit Road in the vicinity of the Proposed Candidate Site in a Westerly Direction



View along Llantwit Road in the vicinity of the Proposed Candidate Site in an Easterly Direction



Copy of Site Location Plan produced by VOG Planning Policy Section



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 Cynnyd Bro Morgannwg rhif trwydded 100023424 2007.

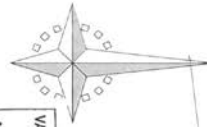
The Vale of Glamorgan Council
 Department:- Highway Development
 Title:-Site 2-Land at Higher End, St Athan
 Drawn By:- Lee M Howells

	Scale	1:2500
	Time	12:01:52 PM
	Date	9 Apr 2013

Extract Copy of Computerised Highway Adoption Records (Original A4)

SITE OFF ST JOHNS VIEW, ST ATHAN.

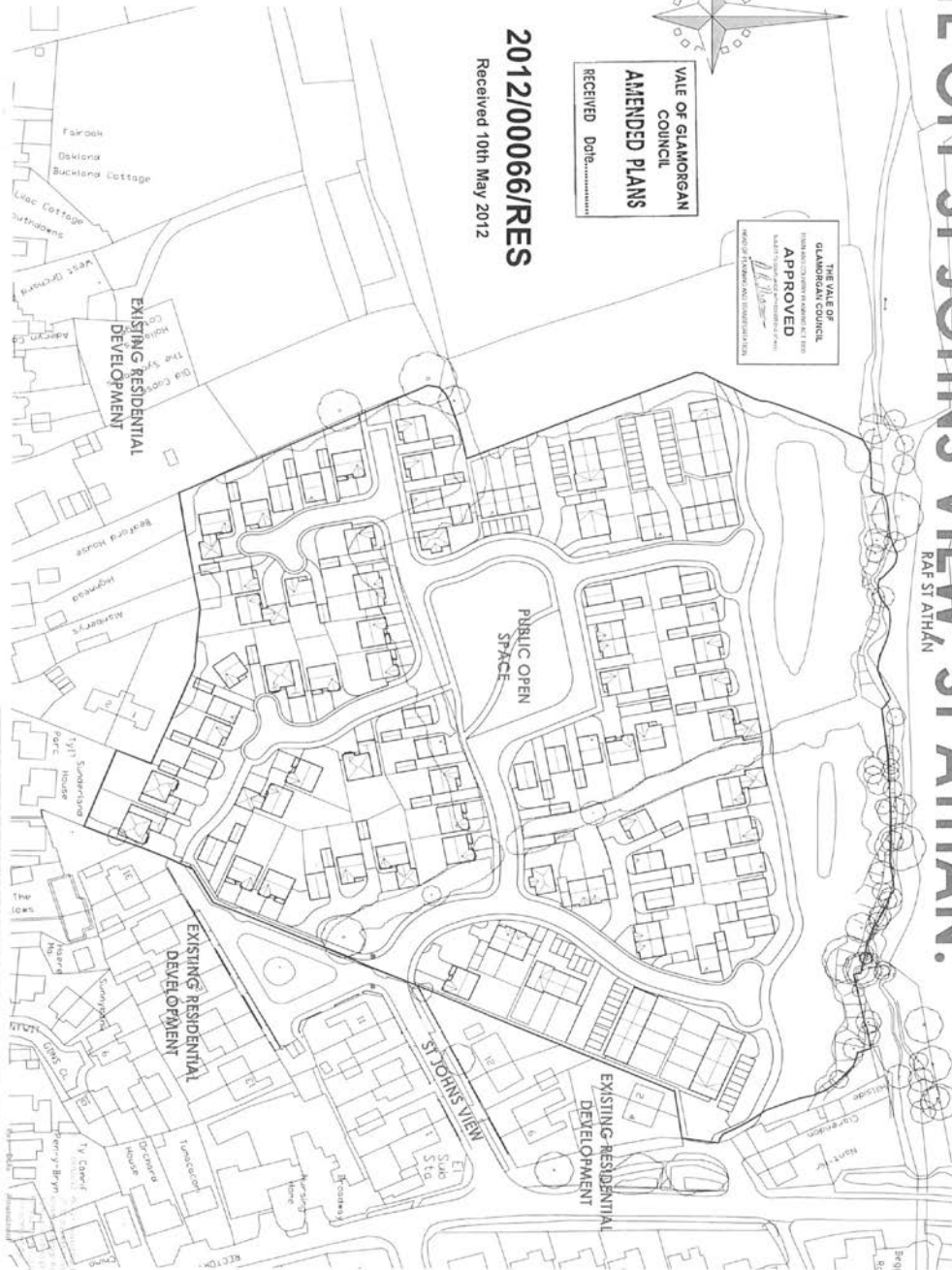
RAF ST ATHAN



VALE OF GLAMORGAN
COUNCIL
AMENDED PLANS
RECEIVED Date:

THE VALE OF
GLAMORGAN COUNCIL
PLANNING COMMITTEE
APPROVED
DATE: 10th May 2012

2012/00066/RES
Received 10th May 2012



Site Location Layout 1:1250

REDROW
Redrow Homes (South Wales) Limited

10 TUDOR WORK,
ALTON VILLAGE,
Gwent,
NP23 7JG

Development: SITE OFF ST JOHNS VIEW
Location: ST ATHAN
Dig Title: SITE LOCATION LAYOUT
Dig Number: 3745-15-04-01
Revision: A
Drawn By: PJCT/ML
Scale: A3 1:1250
Date: 20/01/12



Site Plan Associated with Planning Application Consent 2012- 00066 - Res



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2012/00066/RES
Observations By:	Mr Lee M Howells
Date:	19 April 2012
Location:	Land at St. Johns Well, St. Athan
Proposal:	Development of land for up to 100 dwellings, public open space and associated access
Case Officer:	Mr. I. Robinson

Further to a recent site inspection carried out in relation to the above Planning application for outline planning consent for a residential development for up to 100 new residential dwellings, Public Open Space and Associated access.

The Highway Development Section would advise the Local Planning Authority that there are no objection in principle to the proposed site layout in as illustrated within the Planning Layout Drawing produced by Urban Illustrate, reference 3945-15-04-02 subject to the following conditions being satisfied in the interest of highway and public safety and the free flow of traffic along the highway network :-

1. No works whatsoever shall commence on the development until Full Engineering details of the proposed vehicular access off St Johns Well & Rectory Road inclusive of vision splays, Proposed pedestrian points of accesses onto St Johns View / Rectory Road, the internal road layout for the site inclusive of turning facilities and vision splays, offsite highway improvements, onsite parking / for individual plots and the proposed disposal / discharge of all surface water (Highway and Roof and Yards) have been submitted and approved by the Local Planning Authority.

The applicant should be advised by the Local Planning Authority that :-

- (i) Development's containing more than 5 units / dwellings should be designed and constructed in accordance with The Vale of Glamorgan Council standards for adoption.
- (ii) It would be of benefit to consult the Vale of Glamorgan Council's Highway Development Group prior to submitting Full Engineering details to the Local Planning Authority for approval of reserved matters or Full Planning Permission

- (iii) It would be of benefit to consult the Vale of Glamorgan Council's Drainage Department in relation to the proposed design and approval of the proposed Sustainable surface water drainage system prior to submitting Full Engineering details to the Local Planning Authority for approval.
2. The Highway Authority will require the developer to enter into a legally binding agreement including bond for a development of greater than 5 units to secure the proposer implementation of the highway works to be included with the Full Engineering Details.
 3. No works whatsoever shall commence on site until the design calculations, duly certified by a Professional Engineer, and full Engineering details of any structures, water culverts etc abutting or within close proximity to the proposed highway together with any off site improvements / provision / upgrading of existing near by Public Transport Facilities e.g bus stops & Shelters and the provision of Cycle links and barriers have been agreed and approved by the Local Planning Authority.
 4. The Highway Authority will require at the developers expense a full and comprehensive Condition Survey of St Johns view inclusive of Cul de sac and its junction with Rectory Road to be undertaken by a suitably qualified and experienced an independent Highway Maintenance Consultant to be approved by the Local Highway / Planning Authority.
 5. The Highway Authority will require at the developers expense to carry out any remedial works to the existing Highway network identified within the condition surveys that the Highway Authority Considers necessary as direct result of the development i.e construction traffic / vehicles or provision of services to the site.
 6. The existing / proposed means of access onto Rectory Road shall maintain in both directions a minimum vision splay of 90m x 6m in both directions along the adopted highway in the interest of highway / public safety.
 7. There shall be no obstructions inclusive planting whatsoever within the areas required for vision splays along Rectory Road, St Johns view or within the confines of the proposed site in the interest of Highway / public safety.

All proposed boundary walls, hedgerows or planting shall be located to the rear of the required vision splays in the interest of highway / public safety.
 8. Unless other wise agreed with the Local Planning Authority during the Technical Approval Stage, the gradient of the proposed vehicular / pedestrian access road serving the site shall not exceed 5 % (1:20 for the first 10m and thereafter shall not be steeper than 12.5% (1 in 8).
 9. All existing (redundant) vehicular / pedestrian accesses shall be permanently stopped up to vehicles / pedestrian's following formation of the new vehicular / pedestrian access to serve the development in a manner agreed with the Local Planning Authority unless otherwise agreed in writing by the Local planning Authority.

10. All land with the ownership / control of the applicant / owner required to provide and maintain required vision splays or to provide any highway improvements which may be required as part of the Full Engineering drawings shall dedicate to the Council for highway Purposes. These areas shall be identified on a Land Dedication Plan to be incorporated with the Full Engineering Details and that on or before the 1st dwelling is brought into beneficial use / occupation use at their own expense enter into a deed of dedication with the Council.
11. The proposed highway infrastructure shall be completed in materials approved by the Local Planning Authority before the 1st dwelling is brought into beneficial Use / occupation.
12. The site shall be served via a single point of access at the top end of St Johns View as indicatively illustrated within the Planning Layout Drawing produced by Urban Illustrate, reference 3945-15-04-02
13. The developer shall provide and install at his expense a New target Lighting Column at the centre of the road junction with Rectory Road and a new Somerset View and the provision of a new lighting column in the vicinity of number 1 St Johns View to illuminate the required pedestrian crossing facilities across the junction area which shall conform with the councils current lighting specifications for adoption.
14. The developer will be required to upgrade the existing nearby North & South bound Bus Stop facilities along Rectory Road which shall include a replacement bus shelters, new flag poles, timetables, low rise bus stop kerbs (Kastle Kerbs), bi lingual bus stop carriageway markings and a stand alone and pole, electrical feeder pillars to accommodate internal lighting for the proposed new shelters and to accommodate future real time information system.

The developer is to be advised that the location, manufacturer, type / style of the shelter is to be agreed with the Vale of Glamorgan Council's Public Transport Section prior to installation.

15. Provide and maintain onsite parking for residents and visitors In accordance with the Councils current Parking Guidelines are " The Standing Conference on Regional Policy in South Wales Parking Guidelines – Revised Edition 1993.

Details of the parking will need to agreed with the Local Planning Authority as part of the Engineering Details.

The Highway Authority would advise the Local Planning Authority that the recently published document " Manual for Streets ", now recommend a minimum size of 6m by 3m for a single garage(item 8.3.41) to allow for both storage and car parking.

16. All areas required for onsite parking shall be surfaced in a bound material to be agreed and approved by the Local Planning Authority.

17. No surface, roof water or other deleterious material from the site shall discharge or migrate onto the adopted highway. Applicant to make provisions to deal with the above within the confines of the site / individual building plots.
18. No materials shall to deposited or stored within the limits of the adopted Highway in the interest of highway / public safety.
19. No Lorries shall deliver / leave the site during the peak am / pm hours and half hour either side of the times school commencing and ending to minimise the congestion to surrounding highway network and conflicts between site traffic and vulnerable road users e.g mothers with young children.
20. Provide and maintain facilities for wheel washing for the duration of the works which shall also incorporate a regular daily mechanical road sweeping regime of all haulage routes (St Johns View and an agreed length of Rectory Road) affected by the proposed works . The developer to submit details for approval by the Local planning Authority prior to any construction works commence on site.
21. The highway Authority would require the Local planning Authority to make provisions within the section 106 Planning Agreement for the developer to at his own expense to Plane off and resurface entire length of St Johns View (carriageway + footways) inclusive of its junction with Rectory Road in materials approved by the Local Highway Authority prior to completion of the development or such time that the Highway Authority instruct.

The applicant is to be advised by the Local Planning Authority of the following:-

- (i) All costs associated with all off site engineering works required by the Local Planning / Highway Authority inclusive of any relocation / adjusting of any existing highway / statutory undertakers apparatus / equipment affected by the works will be borne solely by the applicant and not the Vale of Glamorgan Council.
- (ii) The applicant is to be advised by the Local Planning Authority that any works immediately adjacent to or within the limits of the adopted highway i.e widening of the existing footway, formation of the new vehicular access etc will require authorisation from the Local Highway Authority.
- (iii) All combined cycleways within the confines of the site shall be designed in accordance with The Department of Transport, Local transport Note 2 / 08 – Cycle Infrastructure Design and be illuminated in accordance with the Councils Lighting Specifications for adoption.

Lee M Howells – 19th April 2012
Senior Engineering Assistant
Highway Development