

From: [Nick Culhane](#)
To: [Appeals Officer](#)
Subject: RE: REMINDER - APPEAL CONSULTATION REQUEST - ENF - INTERNAL- 3 4 7 8 PONY PADDOCK.docx
Date: 31 July 2018 09:53:21
Attachments: [image005.png](#)

Alice

Please see the following comments:

Access to the site is to be from the existing access onto C50 Forest Road. The road at this point is subject to the National Speed Limit and observed traffic speeds are high.

In accordance with standards set out in the Design Manual for Roads and Bridges, increased use of an access onto a road of this nature would require visibility splays of 2.4m by 215.0m in either direction. It would appear however from the information provided that this level of visibility would not be able to be achieved within land under the control of the applicant.

The application red line did not include any visibility splays, and even the access junction itself was not included as part of the red line site. It is therefore likely that the applicant does not have a legal right to use the access.

Policy DM18 of the WDLP says:

Access and Parking

In order to ensure that appropriate provision is made for parking and access, development will be permitted which accords with the Development Plan and:

- (i) provides parking in accordance with relevant standards and the needs of the development, for cars and other vehicles as necessary, including cycles;
- (ii) allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services and service providers, including turning facilities as appropriate;
- (iii) makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required;*
- (iv) provides for the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, and cycle parking;
- (v) incorporates parking provision and vehicular access as part of the overall design of the scheme, including hard and soft landscaping, signage and lighting that is both necessary and of a high quality design, taking account of the character of the surrounding area.

As the visibility issue has not been adequately address, paragraph (iii) of DM18 has not been fully complied with.

The proposal is therefore unacceptable fro a highway safety point of view and in

the absence of adequate visibility, there will be a detriment to highway safety.

Regards

Nick Culhane
Engineer
Nick Culhane
Highway Engineer

Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

07980 732206



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From: Appeals Officer
Sent: 31 July 2018 09:32
To: Nick Culhane; Appeals Officer; Ian Elvin
Subject: RE: REMINDER - APPEAL CONSULTATION REQUEST - ENF - INTERNAL- 3 4 7 8 PONY PADDOCK.docx

Hi Nick

This is an enforcement notice appeal and the documents are in IDOX in the <PLANNING><ENFORCEMENTS> Module under 17/00049/WKS.

You cannot access the case via the <PLANNING><DEVELOPMENT MANAGEMENT> Module.

I am working from home today, if you are in the office and still cannot see the documents can I suggest Sarah Castle may be able to assist you as she is running the appeal.

Kind regards,

Alice

Alice Honan
Appeals Officer

Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

Tel: 01962 848599
Email: appeals@winchester.gov.uk



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From: Nick Culhane
Sent: 31 July 2018 08:41
To: Appeals Officer; Ian Elvin
Subject: RE: REMINDER - APPEAL CONSULTATION REQUEST - ENF - INTERNAL- 3 4 7 8 PONY Paddock.docx

Alice

I have tried to find the documentation on this on IDox but there doesn't appear to be anything on the system.

Regards

Nick Culhane
Highway Engineer

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From: Appeals Officer
Sent: 30 July 2018 14:18
To: Nick Culhane; Ian Elvin
Subject: REMINDER - APPEAL CONSULTATION REQUEST - ENF - INTERNAL- 3 4 7 8 PONY PADDOCK.docx

Hi Nick and Ian

Please can you complete the attached consultation request form for the Enforcement appeal at 3 4 7 8 PONY PADDOCK as I do not seem to have received it.

(See request below)

Kind regards,

Alice

Alice Honan
Appeals Officer

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From: Appeals Officer

Sent: 18 June 2018 12:43

To: Stuart Dunbar-Dempsey; Kevin Reed; Dave Savage; Doug Ross; Nick Culhane; Ian Elvin; Richard Smith; Darren Lewis; _CX - Strategic Planning

Subject: APPEAL CONSULTATION REQUEST - ENF - INTERNAL- 3 4 7 8 PONY PADDOCK.docx

Dear Consultant

We have received an enforcement notice appeal for 3 4 7 and 8 PONY PADDOCK.

Please can you complete the attached consultation sheet with your comments with regards to the appeal proceedings and return to appeals@winchester.gov.uk by **12 July 2018**.

If you have any queries as to content please contact Sarah Castle who is the enforcement officer handling the appeal.

Kind regards,

Alice

Alice Honan

Appeals Officer

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