

East Meon Neighbourhood Development Plan 2016-20132

Further question from the Independent Examiner

Prepared by

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1. I carried out my site visit to East Meon yesterday, 4th May 2017 and I visited all the sites. This has prompted a concern regarding the practical delivery of one of the allocation sites - namely Site B9 (Land at South East Corner of Coombe Road) which is allocated for 5 dwellings.
2. From my site visit I saw that the access in the position shown on the indicative layout provided by White, Young and Green, is proposed on the outside of a 90-degree bend with no pavement on that side of the road. However importantly, it will only be appreciated from viewing the site on the ground, that there is a significant difference in levels, approximately 4 metres between the back edge of the highway and the level of the field. I occurred to me that the access ramp would have to be at a gradient of approximately 1 in 4.
3. My question is whether any consideration was given in deciding to allocate this land, to the safety of that proposed access to serve 5 houses, at that gradient of slope, on a bend. How practical is that gradient for day to day usage e.g. servicing such as wheelie bins and pushchairs, mobility scooters etc. as well as driving up and down the slope in wintery conditions. Would it be safe for a vehicle to be parked on that gradient, to allow the driver to check visibility in both directions?
4. I would be especially interested to know whether the Highway Authority has been asked to express a view on the adequacy of the access and if they have not been asked to date, could I request the LPA to procure a comment from Hampshire's Highways Development Management team, based on the indicative layout in the Neighbourhood Plan. I believe that they would need to be making a site visit to appreciate the difference in levels.
5. If the neighbourhood plan is relying on the delivery of this site and these units, but a safe access cannot be achieved because of the difference in levels and its location on a bend in the road, then in my mind it raises concerns as to whether the site should be allocated for housing.
6. I am conscious that responses are due in the next few weeks on my earlier comments but I do need to be confident that if the site is to be allocated, subsequent planning applications would not be refused because of the inability to have a safe access. A response on this point would be appreciated as a matter of urgency to enable me to conclude my examination.