

Rae Mepham

From: Sarah James
Sent: 18 November 2010 10:39
To: Development Control
Subject: FW: 101108 10/04015/FUL - Cautletts Close, MSN

[Re correspondence to scan 10/04015/FUL](#)

From the 13th September 2010 the way you get planning advice and view plans will be changing:
<http://www.bathnes.gov.uk/environmentandplanning/planning/Pages/default.aspx>

-----Original Message-----

From: david archer [mailto:david@pad-design.com]
Sent: 08 November 2010 16:03
To: Amanda Hall
Cc: Sarah James; 'Hughes, Cecelia'; 'Blythe, Tim'
Subject: 101108 10/04015/FUL - Cautletts Close, MSN

Amanda

Please find attached revised drawing and explanation below. I would be very grateful if you could review and if appropriate respond to Sarah confirming your objection can now be removed.

As always if you require clarification on any point please let me know.

Kind Regards
David Archer

Director

pad Design Ltd
CV1 The Tobacco Factory
Raleigh Road, Southville
Bristol BS3 1TF

t 0117 9530059
m 07908490366
e david@pad-design.com
w www.pad-design.com

This email and any attachments are confidential. Any use, copying or disclosure other than by the intended recipient is unauthorised. If you have received this message in error, please notify the sender immediately via +44 (0) 117 9530059 and delete this message from your computer and network.

Viruses: Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.

pad Design Ltd CV1 The Tobacco Factory Raleigh Road Southville Bristol BS3 1TF

From: David Tingay [mailto:david.tingay@key-transport.com]
Sent: 08 November 2010 15:46
To: 'david archer'
Cc: 'Peter Mansell'; 'Blythe, Tim'
Subject: RE: 101108 10/04015/FUL - Cautletts Close, MSN

David

2.4 x 15m can be achieved, and is what's shown on 013A, but I forgot to update the labels.

013B (attached) has the labels correctly shown as 2.4 x 15m, with no changes to adoptable areas.

Regards

David

From: david archer [mailto:david@pad-design.com]
Sent: 08 November 2010 15:11
To: 'David Tingay'
Cc: 'Peter Mansell'; 'Blythe, Tim'
Subject: 101108 10/04015/FUL - Cautletts Close, MSN

David

Not sure if Peter is around but if not could you comment on response below?

Kind Regards
David Archer

Director

pad Design Ltd
CV1 The Tobacco Factory
Raleigh Road, Southville
Bristol BS3 1TF

t 0117 9530059
m 07908490366
e david@pad-design.com
w www.pad-design.com

This email and any attachments are confidential. Any use, copying or disclosure other than by the intended recipient is unauthorised. If you have received this message in error, please notify the sender immediately via +44 (0) 117 9530059 and delete this message from your computer and network.

Viruses: Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.

pad Design Ltd CV1 The Tobacco Factory Raleigh Road Southville Bristol BS3 1TF

From: Amanda Hall [mailto:Amanda_Hall@bathnes.gov.uk]
Sent: 08 November 2010 14:52
To: 'Peter Mansell'
Cc: 'david archer'; Sarah James
Subject: *****SPAM***** RE: 10/04015/FUL - Cautletts Close, MSN

Peter

I appreciate that balancing the provision of an appropriate level of visibility at the same time as maintaining the concept of the development layout is difficult, and the revised visibility intends to reflect the anticipated speeds for the different types of street categories.

Having considered the proposed revised visibility dimensions for each street junction, I am happy to agree to a compromise on my original request for 2.4m x 25m, although I note you make reference in your email to 2.4m x 15m for some of the more minor junctions, but your plan shows 2m x 15m. Can you please confirm 2.4 x 15m can be achieved.

I also note that a number of the splays would be achieved by the stop line of the junction being brought forward into the major roads, which looks like a build out on the plan, but would only be achieved through the use of level block paving. This would therefore still be on the assumption that a tarmac surface is maintained throughout the development.

The question of surface material may still have to be discussed further at technical approval stage, particularly having regard to the drainage issues on the site, but on the matter of the revised

visibility splays, I will accept the justification for these levels and the revised layout on the plan (subject to confirmation of 2.4m X distance for all junctions).

Regards

Amanda

From: Peter Mansell [mailto:peter.mansell@key-transport.com]

Sent: 04 November 2010 16:24

To: Amanda Hall

Cc: 'david archer'; Sarah James

Subject: RE: 10/04015/FUL - Cautletts Close, MSN

Amanda,

Thank you for sending through your revised comments. As discussed on the phone earlier, we have looked again at the visibility splays and enclose a copy of our revised drawing 0215-013A. I have issued this drawing to seek agreement with you and, if reached, David Archer will formally submit the agreed drawing to Sarah.

As we discussed on the phone, the appropriate visibility splays on this site are a balancing act, with the risk that if too great a visibility is permitted, it could actually lead to increased speeds which would work against the whole shared space concept. Nevertheless, I note your concerns and the attached drawing shows visibility splays for a 20mph design speed on all the wider streets and a 15mph design speed on the narrower lanes. As requested we have increased the set back (X distance) to 2.4m at junctions and have used the Manual for Streets stopping sight distances for the requisite speeds for the Y distance. MfS provides two distances for visibilities for each speed band, with the second figure being adjusted for a vehicle bonnet length. The longer distance is appropriate for forward visibility where a vehicle needs to stop to avoid a collision, and therefore needs to allow for the distance between the front of the vehicle and the drivers eye. The shorter distance is appropriate for junction visibility as the vehicle on the minor road only needs to be able to see the front of any vehicle on the major road, and not the driver as well. The driver on the major road will need visibility over the greater distance to the front of the vehicle on the minor road such that if it were to pull out, the driver on the major road could take avoiding action – the drivers do not need to see each other, but do need to see the front of opposing vehicles. We have therefore used junction visibility splays of 2.4m x 22m for 20mph streets and 2.4m x 15m for 15mph streets. Forwards visibility splays shown are 25m for 20mph, 17m for 15mph and 11m for 10mph, where tight bends will reduce speeds to below 10mph.

I understand that the landscape and detailed street designs will be subject to conditions and the exact highway boundary and treatment of any planting in visibility splays can be agreed at that stage. The intention is that everything within the outer edge of the setts lining the streets will be adopted together with the few locations where the visibility splays extend beyond the setts, as shown on our attached drawing.

I trust that this drawing now overcomes your concerns and look forward to hearing from you when you are back in on Monday.

Regards

Peter Mansell

Director

Key Transport Consultants Ltd

26 Berkeley Square

Bristol

BS8 1HP

Tel: 0117 920 9430

Mob: 07899 986346

www.key-transport.com

From: Amanda Hall [mailto:Amanda_Hall@BATHNES.GOV.UK]

Sent: 04 November 2010 11:55

To: Sarah James
Cc: 'david archer'; 'Peter Mansell'; Katie Wilson
Subject: 10/04015/FUL - Cautletts Close, MSN

Sarah

Please find attached my revised highway recommendations, following the receipt of the amended plans, and in response to the recent emails.

David, Peter - For your information.

Kate, please enter onto Hattjoys.

Regards

Amanda

*Amanda Hall
Senior Highway Development Control Engineer
Bath & North East Somerset Council*

*Tel: 01225 394326
Fax: 01225 394335
Email: amanda_hall@bathnes.gov.uk*

The contents of this email message, and any attachments, are confidential and intended solely for the use of the individual or entity to whom they are addressed. The message does not necessarily express the views of Bath & North East Somerset Council and should be considered personal unless there is a specific statement to the contrary.

If you have received this email in error you may not take any action based on it, nor should you copy or show this to anyone; please reply to it and highlight the error to the sender, then delete the message from your system.

The provision of links to Web sites which are not part of the Bath & North East Somerset Council domain are provided for convenient information sharing purposes. The Council is not responsible for the reliability of these links, or the information provided, and it is not intended to imply endorsement of the site.

This footnote also confirms that this email message has been checked for all known viruses by the MessageLabs Virus Scanning Service.

Subscribe to Inform - Bath & North East Somerset Council's free weekly e-newsletter. Click <http://www.bathnes.gov.uk/inform3>

Making Bath & North East Somerset an even better place to Live, Work and Visit.

The contents of this email message, and any attachments, are confidential and intended solely for the use of the individual or entity to whom they are addressed. The message does not necessarily express the views of Bath & North East Somerset Council and should be considered personal unless there is a specific statement to the contrary.

If you have received this email in error you may not take any action based on it, nor should you copy or show this to anyone; please reply to it and highlight the error to the sender, then delete the message from your system.

The provision of links to Web sites which are not part of the Bath & North East Somerset Council domain are provided for convenient information sharing purposes. The Council is not responsible for the reliability of these links, or the information provided, and it is not intended to imply endorsement of the site.

This footnote also confirms that this email message has been checked for all known viruses by the MessageLabs Virus Scanning Service.

Subscribe to Inform - Bath & North East Somerset Council's free weekly e-newsletter. Click <http://www.bathnes.gov.uk/inform3>

Making Bath & North East Somerset an even better place to Live, Work and Visit.

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5601
(20101108) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5601
(20101108) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

!DSPAM:13585,4cd81311174281067620665!

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5601
(20101108) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5601
(20101108) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>