



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	07 July 2017
Location:	Woodside Hamlet, Ham Manor, Llantwit Major
Proposal:	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities
Case Officer:	Mr. Morgan P. Howell

Further to reviewing the Transport Statement (TS) submitted in relation to the above, it is noted that the development is unlikely to generate a significant increase in vehicular trips to and from the site. In addition, it is acknowledged that the recorded traffic flows along the adjacent highway are not substantial and vehicle speeds are shown to be below the prescribed speed limit. However, it is noted, the traffic surveys were not undertaken at peak times associated with the local area (during holiday periods), which may identify higher traffic flows.

Notwithstanding, the above, when considering pedestrians using Mill Lay Lane, the TS relies upon the recorded traffic flows and speeds to justify the absence of street lighting, footways and narrow carriageway widths. However, it is clear that the proposal will increase the pedestrian demand along Mill Lay Lane raising concerns of highway safety.

In addition to the above, it is noted that the required gradient (1 in 8) of the access into the site has not been shown on the submitted plans as previously requested. As a result, it is not possible to confirm that the access is acceptable to serve the development.

Therefore, based on the above, an objection is raised in relation to the highway and transportation aspects of the development.

