



THE PROPOSALS 22/00309/COU: CHANGE OF USE TO B8 STORAGE

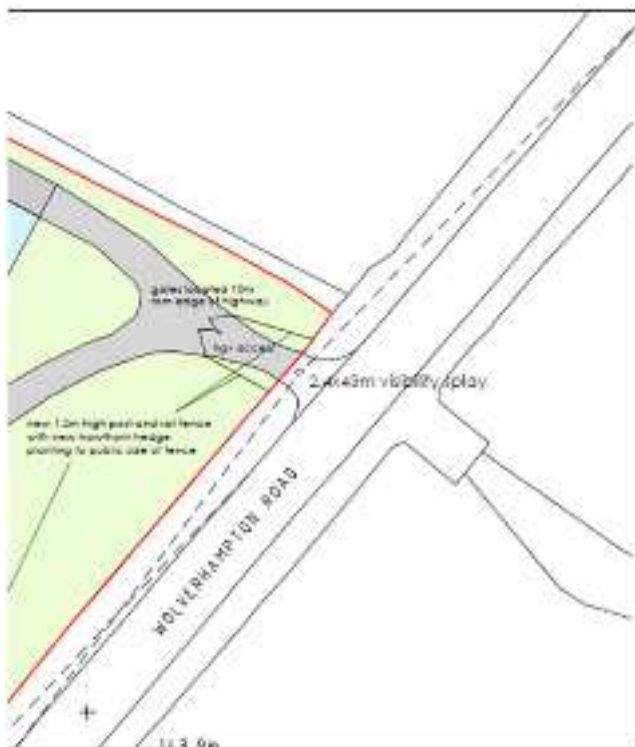
TRANSPORT ROUTEING PROPOSAL

Claremont Planning Consultancy has been instructed by the applicant, Daton Utilities Limited, to provide additional information in respect of current planning application 22/00309/FUL. The application seeks permission for the change of use of the existing garden centre/nursery to B8 Storage use, including the removal of the existing polytunnels and use of the resulting hardstanding as open storage for vehicles and building equipment.

Through additional information provided in the Transport Note, the number and type of vehicles accessing the site have been identified. In order to demonstrate the suitability of the site for the use proposed and access by the vehicles identified this document will aim to identify the access arrangements into the site and the direction of travel of larger vehicles.

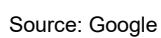
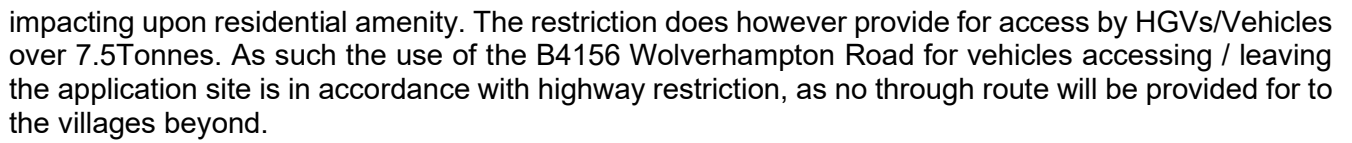
HGV Access

The larger and HGV vehicles frequenting the site will use the northernmost existing access point into the site. As detailed on the proposed site layout this access into the site will be improved by setting back the gate by 10 metres to allow vehicles to pull clear of the highway and stop in front of the gate if this access is closed at any time. This will ensure that larger vehicles do not block or obstruct the highway and will facilitate the left turn of vehicles into the site.



Large Vehicles leaving the site will be required to turn left from the identified HGV Access. The route for large vehicles will be along the southern section of Wolverhampton Road, avoiding the village of Cheslyn Hay and the nearby Primary School on Saredon Road. This will result in a 'Left Turn In' and 'Right turn Out' arrangement for large vehicles visiting the site. If necessary, a sign advising HGVs to Turn Right only can be provided within the site.

The routeing of larger vehicles accessing / leaving the site to the south will avoid HGVs from impacting upon residential amenity within the village and potential conflict with pedestrians/traffic. Larger vehicles and HGVs already use Wolverhampton Road in respect of accessing the Campions Wood Quarry, which is within 500m of the application site. The purpose of the weight limit on Wolverhampton Road is to avoid HGVs from construction / quarry traffic going through Cheslyn Hay / Great Wyrley and





Van and Car Access

The vans and cars of employees frequenting the site will use the southern existing access point into the site. As detailed on the proposed site layout this access into the site will be improved by setting back the gate by 6 metres to allow vehicles to pull clear of the highway and stop in front of the gate if this access is closed at any time. This will ensure that visiting vehicles do not block or obstruct the highway. As the vehicles accessing the staff and visitor car park will be in typical cars and vans that are associated with a residential environment, their routeing will not be restricted, and they will be able to turn left or right out of the site.

