



**Proposed Access:**

As per approved site layout **22/01636/FP**.

Condition no.5c "Plan stating that a standard vehicle crossover (rather than a formalised bellmouth) would be acceptable and that access / highway works are to be agreed with HCC as Highway Authority as part of S278 agreement."

Following review, a standard crossover arrangement would restrict access to the site for larger vehicles including a refuse vehicle (condition no.15) and fire tender. As such, a bellmouth arrangement as shown on the original approved planning application drawings is considered appropriate.

**Existing Telegraph Pole and BT box to be relocated to the rear of the visibility splay.**

Proposed positions shown in green, exact location TBC by Utility provider.

Existing tree to be removed.

**2.4m x 43m visibility splay (inc. 500mm offset)**

Visibility splay achievable within highway land including a 500mm offset from the edge of the carriageway to clear the trunk of the existing mature tree. All other existing vegetation within the visibility splay to be removed or trimmed back and maintained.

**2.4m x 43m visibility splay.**

Visibility splay achievable within highway land. Any existing vegetation within the visibility splay to be removed or trimmed back and maintained.

**KEY:**

Highway Boundary



Visibility Splay



**NOTE:**

Subject to topographical survey, highway boundary information, site ownership, Stage 1 Road Safety Audit (if required), detailed design and council approval. Use figured dimensions only. Do not scale from this drawing except for planning purposes. All dimensions must be checked on site prior to any work commencing. This drawing is the copyright of Firmin Transport Planning Ltd. All rights are reserved and no part of this work may be produced without prior permission in writing from Firmin Transport Planning Ltd. These drawings are intended for planning application purposes only, they are not to be used for construction.



Client

**PRIVATE CLIENT**

Project

**RIDGE FARM, RABLEY HEATH ROAD, CODICOTE, AL6 9UA**

Title

**PROPOSED SITE ACCESS**

Drawn

**A FIRMIN**

Checked

**AF**

Scale

**1:500 @ A3**

Date

**DEC 2025**

Drawing No.

**2511/03 - 04 RevB**

Firmin Transport Planning Ltd. accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.

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