



8<sup>th</sup> March 2017

## **ACCESS APPRAISAL, OXFORD ROAD, GOMERSAL**

A desk top study has been carried out to locate two possible access points for a residential access off Oxford Road.

Access option A has a 5.5m carriageway and two 2m footways which return into the site. Approximately 20m worth of hatching is to be removed from the existing white lining in the centre of Oxford Road to provide a right turn pocket for the proposed development.

There will be a total of 5 trees affected by the access location. T5-T9 will need to be removed to allow the formation of the proposed access. Two of the trees are Category C and three Category B. Proposed planting for the new development should mitigate any trees lost forming the access.

Access B utilises an existing access point which is currently a private road. The proposals set out a 5.5m carriageway, the 2m footway to the north returns to a margin approximately 10m in from the access location. The footway to the south joins an existing footway which varies in width, the proposed section of footway will maintain a width of no less than 2m. Approximately 20m worth of hatching is to be removed from the existing white lining in the centre of Oxford Road to provide a right turn pocket for the proposed development.

A total of 2 trees will need to be removed to create access B. Both trees are Category B. Proposed planting for the new development should mitigate any trees lost forming the access.

In either case, due to the footway width fronting the site visibility splays in excess of the requirements in Manual for Streets can be achieved without detriment to additional trees.