



# COTHARS COTTAGE, GORSELY, HEREFORDSHIRE

## OVERVIEW

### CLIENT

Land Owners

### SECTORS

Residential

### LOCATION

Gorsley, Herefordshire

### PLANNING AUTHORITY

Herefordshire Council

### HIGHWAY AUTHORITY

Herefordshire

### PROJECT TEAM

Independent Architect

### PROJECT DIRECTOR

James Darrall



## PROJECT

TPA was appointed to support a planning application to provide up to five dwellings on a previously undeveloped land near to the M50. Access to the land was via an existing agricultural access however, visibility was constrained due to the arrangement of the carriageway and debate over the exact location of the highway boundary.

## APPROACH

To support the planning application TPA prepared supporting documentation, including a Transport Statement and provided an evidenced argument leading to the successful agreement of the location of the highway boundary. The Transport Statement demonstrated that development could be accommodated safely on the local transport network with no material traffic impact.

Further work included drawing work and traffic surveys to establish and support the design of the access in order to provide sufficient access visibility. Advice was also provided on delivery and servicing arrangements .

Following submission of the planning application, TPA responded to comments from the Highway Authority. Subsequently, officers raised no objection to the development.

## OUTCOME

The scheme was granted permission by Herefordshire Council in October 2020.

## RELATED PROJECTS

Princess of Wales, Bristol

