

Our Ref: GF/AT/AT/70308.06246700CTT
Your Ref:

15 March 2007

Head of Planning Services
Rochford District Council
Council Offices
South Street
Rochford
Essex
SS4 1BW

Alexandra Court
Church Street
Great Baddow
Chelmsford
Essex
CM2 7HY

T. 01245 243 700
F. 01245 477 083
che@scottwilson.com
www.camerontaylor.co.uk

Dear Sir,

Hannover Golf Club Access Relocation

Please find attached drawing number 05 and 06 detailing the proposed revised access arrangements for the Hanover Golf Club.

The Hanover Golf Club is located directly south of the village of Hullbridge abutting the east side of Hullbridge road. The existing access to the golf club leisure complex and club house is located approximately half a mile south of the Hullbridge road / Watery Lane junction.

Hullbridge road is subject to a 40mph speed limit, it provides a link between the Hullbridge / Battlesbridge area with Rayleigh. Across the frontage of the site the highway is lit and pedestrians are accommodated on the eastern side of Hullbridge Road by means of a footway separated from the carriageway by a grass verge. The existing highway arrangement widens in the region of the site access in order to accommodate a dedicated right turn lane, it has been measured on site to have a 61m deceleration length.

As part of the proposed improvements to the golf club the developer seeks to relocate the point of access by shifting it south by 16m. The proposed access will be 7m in width with a kerb radius of 7.5m; the access road will reduce in width to 5m once within the gated entrance.

This proposed access has been assessed using Autotracks, a refuse vehicle can access and egress the site without causing obstruction to the highway or vehicles departing the golf club. This is detailed within the attached drawing number 06.

'Chapter 5' Traffic Signs Manual produced by the 'Department for Transport' recommends a 30m deceleration length for a right turn lane on roads with an 85th percentile speed of 40mph, and a 50m deceleration length for roads with an 85th percentile speed of 41 to 50mph.

In view of the aforementioned, the low level of usage and on-site observations, a reduction in the length of the deceleration lane to 45m in order to accommodate the proposed access relocation would be considered reasonable and would not compromise highway safety.

Drawing number 05 illustrates the proposed access alteration complete with sight lines. 4.5m X 120m visibility splays can be achieved to the north and to the south. It is considered that the proposed access will present an improved arrangement in terms of visibility as the site access is being shifted further away from a large established tree within the northern verge improving the level of visibility.

Birmingham
Cambridge
Chelmsford
High Wycombe
Leeds
London
London (City)
Lowestoft
Manchester
Norwich
Sedgip
Tolworth

Civil Engineering
Structural Engineering
Building Services
Transport Planning
Environmental
Building Surveying
Health & Safety Services

Cameron Taylor Consulting, Ltd.
Registered Office
Kingsley House Tolworth
Surrey KT6 7BU
Registered in England
and Wales No 4433630



Our Ref: GF/AT/AT/70308.06246700CTT
08 March 2007
Page 2 of 2

On balance therefore, the increase in visibility as set against the decrease in the length of the deceleration lane will not materially alter the operation of the access for either the purposes of highway safety or capacity.

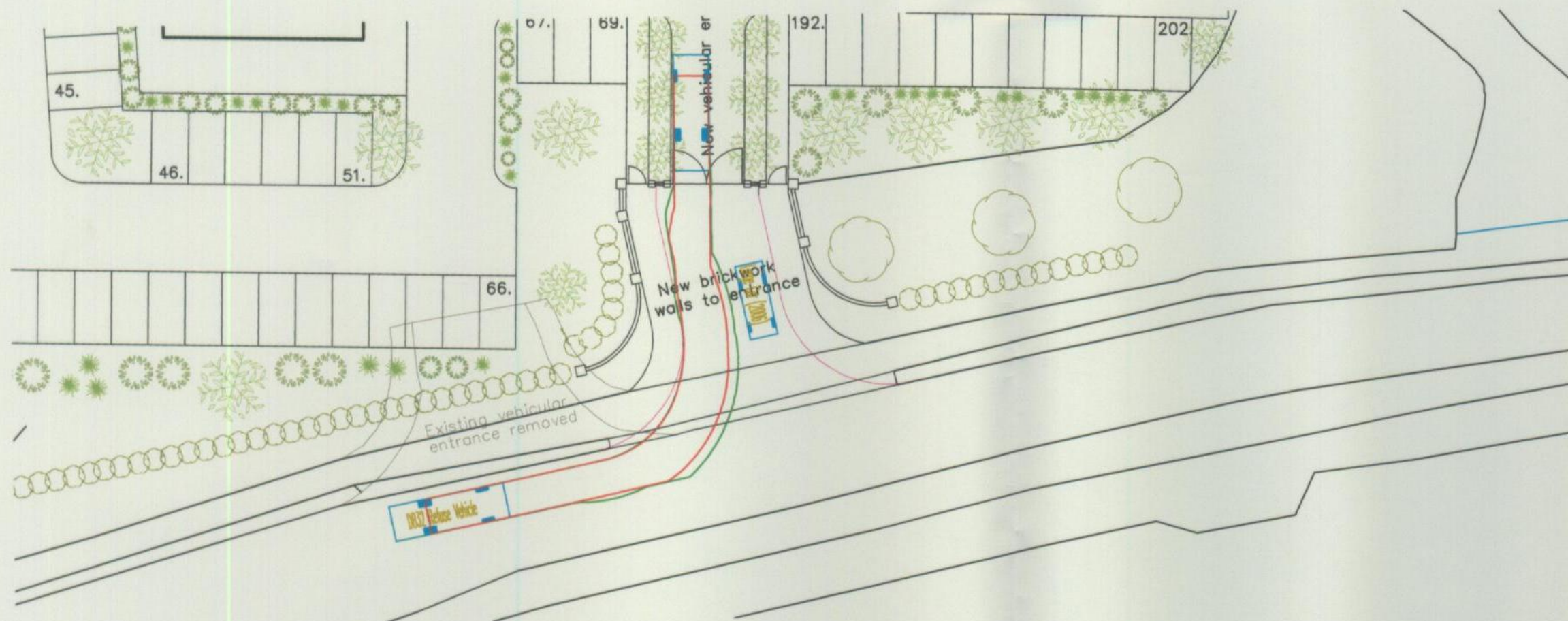
Yours sincerely

A handwritten signature in black ink, appearing to read 'Adam Turner'.

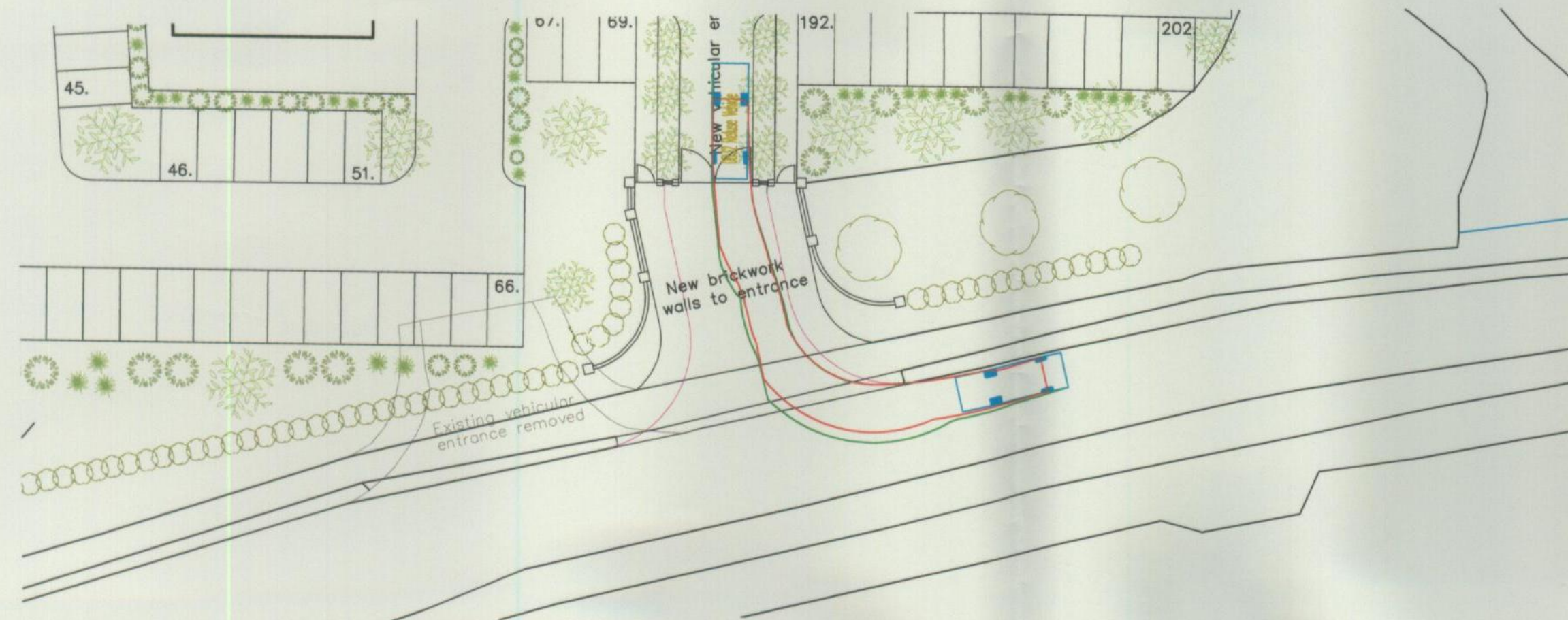
Adam Turner
Transport Planner
E. adam.turner@scottwilson.com
T. 01245 243 741
M. 07989 190 453

Scott Wilson has now been merged into the parent UK and international consultancy Scott Wilson. Our existing contracts will continue to be with Turner & Wilson. All new contracts and agreements will be with Scott Wilson. No transfer of responsibility to a different company is implied.

ORDNANCE SURVEY INFORMATION
PUBLISHED UNDER LICENCE. CROWN
COPYRIGHT 2006.
ALL RIGHTS RESERVED.



Refuse Vehicle Accessing



Refuse Vehicle Egressing

REV	DESCRIPTION	DATE	BY	AUTH

Scott Wilson
Chelmsford
Alexandra Court, Church Street,
Great Baddow, Chelmsford,
Essex, CM2 7HY.
T. 01245 243 700
F. 01245 477 083
W. scottwilson.com



CLIENT

PROJECT

Hanover Golf Club

TITLE

Proposed Access Arrangements
AutoTracks - DB32 Refuse Vehicle

DRAWN	AUTHORISED	SCALE	STORAGE	DATE
AT	SAA	1:500		03/07
PROJECT NO. 06246700CTT		DRAWING NO. 06		REV

STAGE:-

ORDNANCE SURVEY INFORMATION
PUBLISHED UNDER LICENCE. CROWN
COPYRIGHT 2006.
ALL RIGHTS RESERVED.



Golf Course

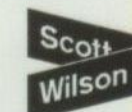
Lords Golf Club

Driving range

--- 4.5 X 120m Visibility Splays

REV	DESCRIPTION	DATE	BY	AUTH

Scott Wilson
Chelmsford
Alexandra Court, Church Street,
Great Baddow, Chelmsford,
Essex, CM2 7HY.
T. 01245 243 700
F. 01245 477 083
W. scottwilson.com



CLIENT

PROJECT

Hanover Golf Club

TITLE

Proposed Access Arrangements

DRAWN	AUTHORISED	SCALE	STORAGE	DATE
AT	SAA	1:1000		03/07
PROJECT NO.		DRAWING NO.		REV
06246700CTT		05		

STAGE:-