

Highway Response

Ref: 25/0741

Date: 03/10/25

PROPOSAL: CONSTRUCTION OF STABLE BLOCK, ALTERATIONS TO ACCESS AND ECOLOGICAL ENHANCEMENTS

SITE: Land North of And Adjacent to St Mary's Church Church Lane Marshfield Cardiff South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported.

Highway Comments:

Highways note that the proposal includes a permeable apron and gates being set back and opening inwards, which are appropriate details.

It is generally acceptable to have a field access without a paved track however the domestic nature raises concerns as it is unlikely to be access for a tractor and may not be a four-wheel drive even.

The concern is that without any hardstanding within the site vehicles may not enter and turn around to exit in forward gear. This is mainly a concern when the field is wet/in winter. Grass-crete or geogrids that allow grass to grow through should be considered to create a parking/turning area within the site.

The access is only suitable for domestic levels of use. Therefore, should the planning officer be minded to grant the permission, we would request a condition to prevent any events or commercial activity on the site, in the interests of highway safety.