DESIGN AND ACCESS STATEMENT

NIGEL KAY DEVELOPMENTS LTD.

LAND OFF DALZELL STREET,
MOOR ROW

DOC. REF: 26/01/1093 – DAS/1

PROCESS / USE

A Full planning application is being submitted for an Emergency Vehicle Access (EVA) route to be read in conjunction with an outline application for residential development that is already in the planning system, 4/26/2242/0O1 refers.

The Highway Authority consultee response to application 4/26/2242/0O1 requested that an EVA route be provided to serve the proposed development.

Pre-application discussions have taken place with the LPA, and it was concluded that the most appropriate way to deal with provision of the EVA route was via a Full planning application rather than amending application 4/26/2242/0O1.

If the outline application was to be determined favourably, then it would need tied to the EVA route application via a s.106 obligation to ensure delivery of the EVA route.

AMOUNT

The EVA route occupies a site area of 0.11 ha.

LAYOUT

The EVA route can be provided by utilising an existing farm access track with direct access from Dalzell Street to the northwest of the residential site.

The track is currently used for agricultural activities but can be improved so that it has a dual function as an EVA route. The EVA route would only be for emergency use and would be controlled via a crash bollard to guard against unauthorised use.

SCALE

Not applicable.

LANDSCAPING
As stated above, the EVA route can be provided by utilising an existing farm access track.

The track is currently an unmade but functional surface. The required width of an EVA route means that the existing farm track needs to be widened, albeit marginally. The widening will be undertaken with materials to match existing.

APPEARANCE
Not applicable.

ACCESS
The EVA route application is supported by an Emergency Vehicle Access Appraisal undertaking by our highway consultants.

The appraisal considers access and egress by a fire engine and ambulance, assesses the junction visibility, and concludes that the EVA route is deliverable in line with the required standards.

Alpha Design
29/10/2026