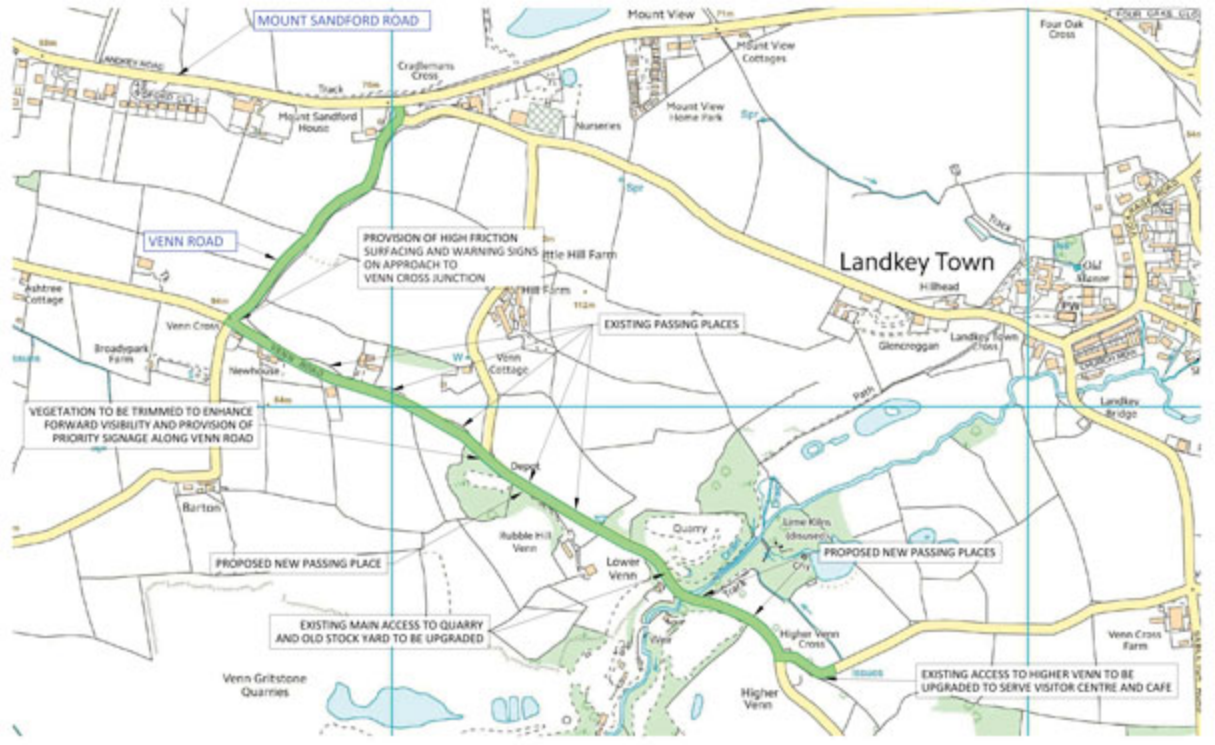


ACCESS & CIRCULATION

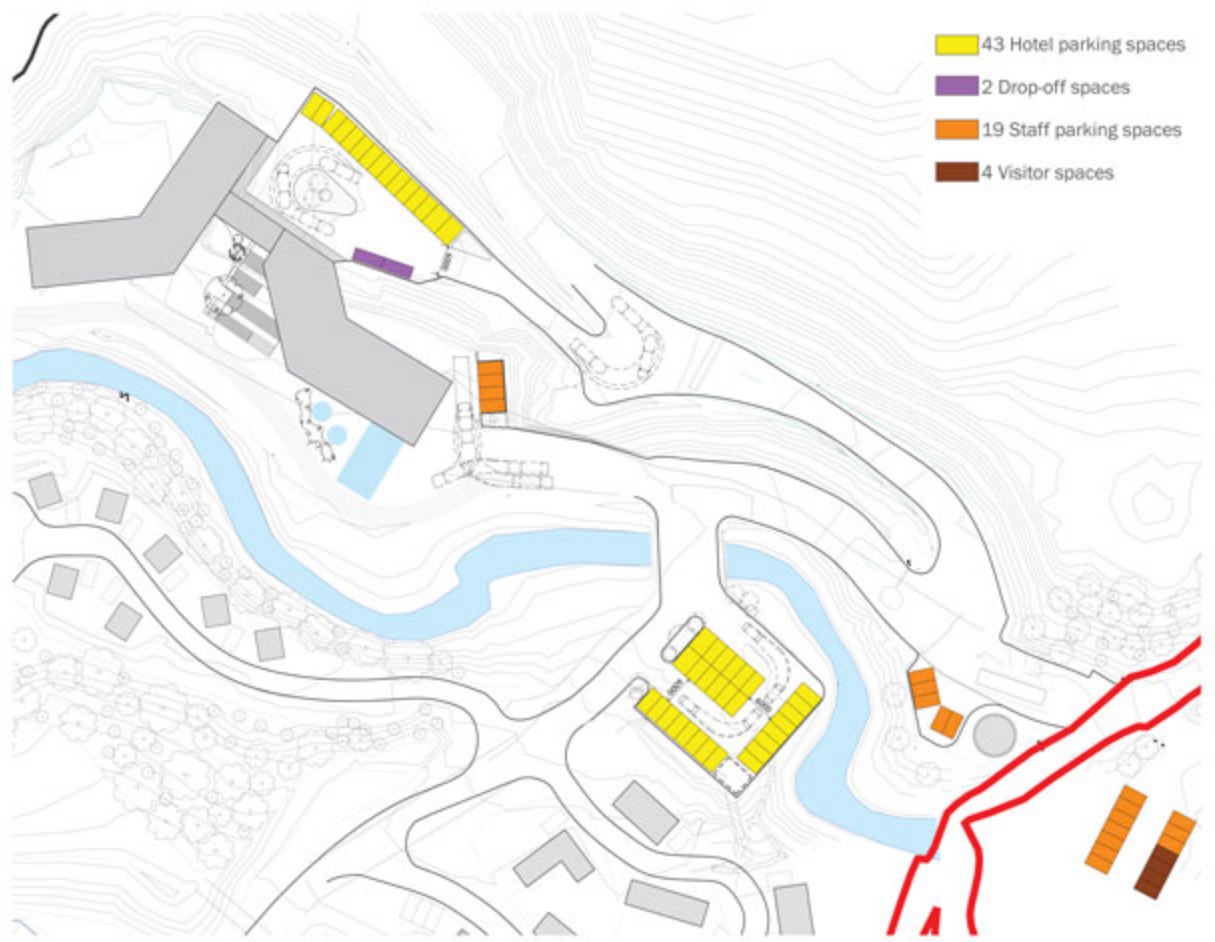
HIGHWAY IMPROVEMENTS AND ACCESS

The access arrangements comprise:

- Upgrading of the existing access points to the quarry.
- Principal traffic route – Venn Road/Mount Sandford Road/Blakes Hill Road from the A361.
- The majority of the traffic generated by the development will typically be outside of the normal weekday morning and evening peak periods, thereby minimising impacts on the local highway network, particularly at the A361 / Blakes Hill Road junction.
- Venn Road – upgrading within highway land to accommodate traffic flows and road safety (three additional passing bays, some improvements to existing passing bays, provision of priority signage, and removal of obstructions to visibility).



Vehicle access strategy



Diagrammatic plan showing internal vehicular & pedestrian circulation routes, parking locations and emergency access routes

INTERNAL CIRCULATION & PARKING

Parking Standards

The parking standards set out in the North Devon Local Plan – Adopted July 2006 – are one car parking space per bedroom for hotels.

Concept design incorporates appropriate levels of parking and associated movement. The scheme incorporates appropriate tracking for HGV deliveries.

Holiday Accommodation Parking

Each unit will have one dedicated parking space within close proximity of the property.

Additional visitor spaces will be located in Spear's, Bailey's and the Stockyard.

BIRCHWOOD LAKES



HABITAT FIRST