

## **Revised proposal for the discharge of planning condition 9 of planning permission reference 12NP0108**

### **Supporting Information**

#### **Background**

An application for approval of details reserved by condition 9 in respect of construction of 40 additional car parking bays at Housesteads Car Park was submitted in January 2014

The application provided details of a scheme to prevent the parking of high sided vehicles in the area adjacent to the B6318 Military Road and efficiently manage traffic in Housesteads car park.

The Development Management Committee Report assessed the application under Policy 3 of the Local Development Framework and concluded the scale, location and visual impact of the details proposed would not create issues of detriment to the wider landscape and the special qualities of the National Park. Following consultation with the Highways Authority the report also concluded proposals outlined in the application presented no issues of detriment regarding highway safety. Officers recommended that the proposals submitted be approved.

Following discussion and debate the Development Management Committee resolved to refuse the application on the grounds that the measures proposed did not address highways safety upon entering and leaving the car park with regards to sight lines. The Committee also informally suggested that consideration be given to physical barriers and/or improved signage proposals.

This document provides supporting information in relation to the revised proposal, highway safety upon entering and leaving the car park with regard to sight lines and considerations regarding improved signage and physical barriers.

#### **Highways safety of vehicles entering and leaving the car park and their sight lines being compromised**

On plan car park spaces located adjacent to the B6318 Military Road appear to have a detrimental impact on the visibility from the western exit of the main car park. To clarify the situation drawings submitted show proposed plan layout and sections that identify that the parking area would be lower than the carriageway of the B6318 and vehicles would not affect visibility on entering and leaving the site due to the topography of the site.

In reference to perceived problems regarding high sided vehicles supplementary surveys and measurements have been undertaken. These confirm that due to the topography of the site and angles of the carriageway there are clear sight lines of traffic using the B6318 carriageway west for a distance of 150 metres and due to the levels and positioning of the



development vehicles including high sided vehicles do not compromise, effect or interfere with visibility. Data has been transferred to 'Sketch View', a virtual animation programme which visually confirms sight lines and visibility.

During busy periods the site at Housesteads experiences overflow parking onto the highway verges on the B6318. With the investment in the site by our partners and improved events programmes this is becoming an increasing problem. (See supporting photographs and e-mail). In consultation the Highways Authority have pointed out this generates a highway safety concern and stated that the additional parking provided by the development would be an improvement in highway safety terms.

## **Considerations**

### **Improved Signage**

Clarity of signage has been improved to include additional symbols to exclude motor homes and caravans, additional road marking pictograms at entrances and repositioning pictograms to avoid confusion. All signage is to British and International standards in recognition of the clientele visiting Housesteads.

### **Physical Barriers**

During the planning of the development at Housesteads car park considerable effort has gone into ensuring proposed measures are not significantly intrusive enough to present a detrimental impact and adverse effect on the special landscape qualities and character of the National Park. Care has also been taken to ensure proposals do not raise any issues regarding the visual amenity of the site or the landscape character of the site and its surroundings.

Due to the open plan nature of the car park to ensure total exclusion to the additional car park spaces by high sided vehicles would mean installing an east to west line of bollards or fence line between the double row of car park spaces located to north of the development. The bollards/fence would terminate at two height restriction barriers set at a height of no lower than 2 metres. This arrangement would restrict parking for caravans, motor homes, vans, pick-ups and cars with roof rack and luggage box. The fence/bollards would need to be fitted with reflectors and the barriers yellow and black chevron designed fitted with height restriction notices.

Installing permanent height restriction barriers would therefore compromise the approach to ensure proposed measures are not significantly intrusive enough to present a detrimental impact and adverse effect on the special landscape qualities and character of the National Park. They would also be detrimental to the visual amenity of the site and the landscape character of the site and its surroundings.

During consultation with our partners at Housesteads regarding the proposed development and details reserved by condition 9 they have indicated that incorporating height restriction barriers into the development would be totally unacceptable, on aesthetic grounds, in a location such as Housesteads. See supporting e-mail.

In light of the effect of height restriction barriers on the visual amenity and landscape character of the site and the results from supplementary surveys and measurements

confirming that there are clear site lines of the B6318 carriageway permanent height restriction barriers have not been included in the revised proposal.

### **Revised Proposal**

#### **When entering from the East entrance:**

Motor cars will be directed by a road marking pictogram at the entrance depicting a motor car with a directional arrow directing them into the designated car parking areas.

Road marking pictograms will depict designated area for buses, motor homes and caravans.

#### **When entering from the West entrance:**

Two low level pictograms signs will be sited at the entrance as shown on drawings Layout Plan Drwg No 130018-02 Rev F and Proposed Car Park Signage Drwg No 130018-03 Rev D Sign A (700 x 1000), first entrance will direct motor cars only into the western car parking area (one way system), and the second entrance will be depicted as 'No Entry'

Sign A will be supported by a road marking pictogram at the first entrance depicting a motor car and white lined 'No Entry' at the second entrance which will maintain the one way system

Sign B (700 x 1000), first entrance will direct motor cars and then motor homes and caravans into their designated areas. Second entrance will direct motor cars only into the designated area.

Sign B will be supported by road marking pictograms at entrances

