

Highways Development Management
Planning Application Consultation Response

Planning application number: 21NP0053

Description of development: Installation of new vehicular access

Location: Fell End Farm, Greenhead, Brampton, Northumberland, CA8 7HZ

Date: 13th July 2021

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Planning Documents Reviewed:

| Date Published | Description | Reference |
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| 28 June 2021 | Application Form | N/A |
| 28 June 2021 | Location Plan | FE/09/LP/01 |
| 28 June 2021 | Existing block plan | FE/09/PBP/02 |
| 28 June 2021 | Proposed block plan | FE/09/PBP/03 |
| 28 June 2021 | Heritage statement | No reference |
| 28 June 2021 | Existing site plan | FE/09/ESP/04 |
| 28 June 2021 | Proposed site plan | FE/09/PSP/05 |
| 28 June 2021 | Site plan and sections | FE/09/PAP/07 |
| 28 June 2021 | Site plan | FE/09/EAP/06 |

Assessment of proposal:

When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.

The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.

The proposed development is located at Fell End Farm at Greenhead in Brampton.

The proposal is for a new vehicular access to provide better access and visibility to serve existing farm associated with the Fell End farm. It is noted from the heritage statement that 'the current access location is on a hill and the vision splay to the East is not considered to be sufficient'.

The new vehicular access will be onto the B6318 which is subject to 60mph speed limit. A plan FE/09/PAP/07 has been submitted showing the visibility splays of 2.4 x 215m at the proposed access point which are in accordance with 'Design Manual for Roads and Bridges (DMRB)' which is considered acceptable. There are some trees and hedges which fall within the required visibility splay area, and these will need to be removed to keep the visibility splay clear from obstruction.

The new vehicular access will be constructed to NCC's access specifications, which is acceptable, it should be noted that the first 6m of the access will need to be hard surfaced, a condition is recommended to secure this.

It is noted that the existing access is to remain in place as it is on the route of a public right of way, Bridle Way 518/021, and the Planning Authority may wish to consult the public rights of way team, to ascertain what works, if any, are required to this vehicular access or if it is required to remain in its current layout.

Subject to conditions and informatics recommended below HDM have no objection to the proposal.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

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| S106 Heads of Terms |
| None |
| S278/S38/S59/S184 Requirements |
| New vehicular access from the highway. |

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| Standard Conditions |
| HWD5 - Means of vehicular access to be constructed The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework. |
| Informatives |
| INFO23 New vehicle crossing point -Type Access C (S184) You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: westernareahighways@northumberland.gov.uk INF033 Reminder to not store building material or equipment on the highway Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences. INFO40 Reminder to not deposit mud/ debris/rubbish on the highway In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway. |

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| HDM Case Officer: SB |
| HDM Checked by: MP |