

NORTHUMBERLAND

Northumberland County Council

Northumberland National Park Authority,
Eastburn,
South Park,
Hexham,
Northumberland,
NE46 1BS,

Our Ref: 13/NP/0031
Your Ref: 13NP0031
Contact: Michael Patrick
Direct Line: 01670 624105
E-mail: Michael.Patrick@northumberland.gov.uk
Date: 9 August 2013

Dear Sirs,

TOWN & COUNTRY PLANNING ACT 1990 **HIGHWAY RECOMMENDATIONS**

Location: **Burnbank Farm, Tarsset, Hexham, Northumberland, NE48 1LY**
Reference: **13NP0031**
Proposal: **Outline application in respect of construction of seven two-storey dwellings**

I refer to the further information received in respect of the above development.

The speed data submitted in support of the application has been analysed and the proposed splay associated with the vehicular accesses are considered acceptable.

The highway network in the area is able to accommodate the amount of traffic movements likely to be generated by the construction of the seven units, although the location of some of the access arrangements shown raise highway safety concerns.

The vehicular access to the south of the site does not have adequate visibility in a southern direction due to a fence on neighbouring land which is outside the applicant's red and blue line boundary. Therefore this point of access onto the highway for the proposed development is considered unacceptable and should not be utilised as a point of access for any of the dwellings. I should also advise that a maximum of four units should gain access from a single vehicular access.

Therefore, Northumberland County Council Highways have no objection in principle to the proposed development, subject to the following conditions being attached to any permission granted.

CONDITIONS:

- 1) No development shall take place until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall provide for construction access, the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; wheel washing and/or road cleaning facilities. The approved Statement shall be implemented and complied with during and for the life of the works associated with the development, unless otherwise is approved in writing by the Local Planning Authority.

REASON: In order to achieve a satisfactory form of development having regard to

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highway safety.

- 2) Sufficient space shall be provided for the parking and manoeuvring of vehicles clear of the highway and these areas shall be properly consolidated, surfaced and drained before the dwellings are occupied and shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

REASON: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway.

- 3) The dwellings hereby approved shall not be occupied until the new vehicular accesses to the site have been constructed in accordance with Type 7 of Northumberland County Council standard specifications, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: To achieve access to and from the site in a manner so as not cause significant danger and inconvenience to other road users.

- 4) Before the dwellings hereby permitted are first occupied the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centreline of the accesses and points of the carriageway edge 43m from and on both sides of the centreline of the accesses shall be cleared of obstruction to visibility and thereafter maintained free of obstruction at all times.

REASON: To achieve access to and from the site in a manner so as not cause significant danger and inconvenience to other road users.

INFORMATIVE: Please advise the Applicant that they will be required to enter into a Section 184 Agreement of the Highways Act 1980 with NCC Highways prior to commencing work on the vehicular accesses.

Yours faithfully

MICHAEL PATRICK
Senior Highways Development Engineer