



# Northumberland County Council

## Highway Development Management PRE-APPLICATION ENQUIRY RESPONSE

**Planning Ref:** 20NP0069

**Name:** Sarah-Jane Imrie

**Department:** Highways Development Management

**Tel:** [REDACTED]

**Email:** [REDACTED]

**Proposal:** Conversion of existing agricultural buildings to 2 No. holiday accommodation units

**Location:** West Hot Bank Farm, Bardon Mill, Northumberland, NE47 7AT

**Date:** 21st January 2021

**Stance:** Comment

**Legislation / Policy:** The proposed development of this site is considered to be in accordance with the National Planning Policy Framework 2019, Northumberland Local Plan, Manual for Streets/Design Manual for Roads and Bridges and Appendix D of the Northumberland Local Plan (Parking Standards) in highways terms. Subject to compliance with conditions to secure the details of the development, the principle of the development is acceptable at this location.

### **Assessment:**

- **Transport Statement or Assessment**

Due to the location and the scale of the proposed development, it is considered that a Transport Statement or Assessment will not be required as part of a further planning application.

- **Pedestrian routes, Public Transport and Cycles**

The submitted pre application enquiry and supporting drawings indicate that the proposed development will be accessed via a private road which leads 1.9km from the existing site access onto the U7042, in Bardon Mill. This section of adopted

highway provides access to the neighbouring dwellings and farmsteads and has no existing footways or streetlighting.

Given the scale and the nature of the proposed development, it is considered that the proposals are unlikely to impact upon access to or provision of sustainable transport options, subject to satisfactory design and layout details.

- **Road Safety**

The submitted pre application enquiry supporting document indicates that the proposed development will be accessed via a private road which leads 1.9km from the existing site access onto the U7042, in Bardon Mill. This section of adopted highway has an unrestricted speed limit, varying vertical and horizontal alignments, and is primarily used as access to the neighbouring dwellings and farmsteads.

Given the significant distance of the development site from the adopted highway networks, and the scale/use of the proposals, it is considered that the proposals will not have an adverse impact on highway safety at this location, subject to demonstrably suitable parking provision.

- **Travel Plan**

Due to the location and the scope of the proposed development it is considered that a full Travel Plan will not be required as part of a further full planning application.

- **Car Parking**

No details of car parking have been given as part of this pre application enquiry or shown on the indicative site layout drawing. As part of any further planning application, details of car parking facilities associated with the development must be provided in accordance with Northumberland County Council's car parking standards.

This is contained within Appendix D of the Northumberland Local Plan Publication Draft Plan (Regulation 19) as amended in the Matters Statement EX.HS.10.01 submitted to the Local Plan Examination in Public. The quantum of car parking and the dimensional requirements of parking within the development will be assessed against these parameters or those detailed in the version of the Local Plan at the time of submission.

The applicant must note that it is expected this development provides one in curtilage parking space per bedroom, and therefore five spaces will be required.

- **Cycle Parking**

No details of cycle storage for the proposed development have been given as part of the pre application enquiry or shown on the submitted plans. It is advised that in the interests of sustainable transport and in accordance with the NPPF, details of dedicated cycle storage are given for the development site at a further application stage.

It is considered that cycle storage can be achieved through the installation of sheds or other covered, secure and overlooked storage facilities, and location details should be shown on the submitted plans.

- **Highway Works**

There are no necessary highway works to complete as a result of this pre application enquiry. The existing access to the adopted highway is situated 1.9km from the development site and is considered acceptable and appropriate for the current use and the addition of the proposals.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of this pre application enquiry. It is noted that the redline boundary of the site does not include the means of access to the adopted highway; this must be rectified as part of any further planning application.

- **Refuse Storage and Servicing**

No details of refuse storage or servicing arrangements for the holiday accommodation units have been given as part of the pre application enquiry or shown on the submitted plans. It is advised that, in the interests of highway safety, amenity and in accordance with the NPPF, details of an in curtilage refuse storage area for the development are provided, together with a communal temporary collection area adjacent to the highway for use on collection day.

The applicant is requested to submit these details as part of any further planning application, and the information should be shown on the submitted plans.

- **Lighting**

No details of external lighting have been given as part of the pre application enquiry or shown on the submitted plans; it is advised that should external lighting be required at the site then full details will be required at a further application stage. It is considered that any standard external lighting will not have an adverse impact on highway safety at this location.

**Conclusion:** Subject to the items raised in the above response being adequately addressed and ensuring that the scheme will not impact adversely on highway interests, it is likely that the development will conform to local and national planning and highway policies and there are no Highways objections to the principle of the proposals.

**Application Documents Required:**

- Details of car parking and manoeuvring.
- Details of cycle parking.
- Details of refuse storage/servicing arrangements/refuse collection points.

**Notes:**

Consultation checklist

|   |    |
|---|----|
| Street Lighting   | NA |
| Highways Programmes, Traffic Management, Cycling            | NA |
| Highway Area Inspector, Waste, Greenspaces, Traffic Signals | NA |
| Streetworks   | NA |
| Parking   | NA |
| Infrastructure & Adoption Records                           | NA |
| Highway Design, Highway Structures & Road Safety            | NA |
| Travel Plans and Public Transport                           | NA |
| School Travel Plans   | NA |
| School Transport/ Passenger Transport Services              | NA |
| S278  | NA |
| S38   | NA |

**The above advice is based on the information you have provided so far and is a preliminary assessment of your proposal.**