

HDM Planning Application Consultation Response

Planning application number: 21NP0016

Description of development: Proposed construction of 4no new dwellings to provide principal residence housing

Location: Land south of Gallow Law, Gallow Law, Alwinton, Northumberland, NE65 7BQ

Date: 6th April 2021

RECOMMENDATION:

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

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.
- € It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.
- € It is noted that a pre-application enquiry 20/0015 PREAPP was submitted in 17/03/2020, for 5 detached dwellings with garages where further details on car parking, cycle parking, refuse details etc were required.
- € This proposal seeks approval for 4 dwellings.
- € The imposition of conditions and informatives with regards to refuse storage, car parking and the impacts during the construction phase will address any concerns with the proposed development.

Assessment of Proposal Checklist

€ **Transport Statement or Assessment**

Transport Statement or Assessment is not required for this development.

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

The proposed development is located on the Land South of Gallow Law, Alwinton. There is no street lighting on this section of highway and there is an existing footway that currently runs on the opposite side of the carriageway to the north-east of the site and terminates at the end of the existing building. The nearest bus stop is

approximately 320 metres on the U4097 towards the south-west of the site which provides services to Rothbury. A footway connection with crossing facilities is provided across the frontage of the site from the north east corner of the site up to the driveway of plot 4 compliant to Equality Act 2010 (which have been shown on the submitted plan).

€ **Road Safety**

The proposed development is to be accessed from the U4023, which has a speed limit of 60 mph. It is noted that the main access road U4023, heading west from the site is a very narrow road where two vehicles cannot pass at a time, however there are passing places in place to enable drivers to drive safely.

The submitted site layout plan shows new vehicular accesses being proposed onto the highways and the accesses are to be in accordance with NCC type B access specification. The proposed accesses should be in accordance with NCC 'Type A' access specification not Type B, as such it is considered that it is a draft error and hence the submitted plan is considered acceptable. The applicant should clarify if it is meant to be Type B which will not be acceptable.

It is considered that the traffic generated from the proposed development will not have a significant impact on the safety of the road users, subject to suitable access arrangements, refuse collection and storage and appropriate car and cycle parking provision (as being provided). It is considered the existing highway network is capable of accommodating the extra traffic generated from the proposed development.

In the interests of highway and pedestrian safety, and the amenity of the surrounding area, it is advised that construction method statement is submitted prior to the start of works identifying access routes to the site, vehicle cleaning facilities, parking for site operatives and visitors, storage areas and loading/unloading areas. The applicant is required to enter into an agreement with the Highway Authority to construct the footway across the frontage of the site.

Details of the surface water drainage have been provided on the submitted plan. The proposed driveways are to be permeable and tarmac together with Aco- channel drain installed at the access, which will prevent surface water runoff from private land on to the highway and is therefore considered acceptable. Thereafter the drainage scheme as shown on the plan must be implemented and maintained accordingly.

€ **Travel Plan**

Travel Plan is not required for this proposal.

€ **Car Parking**

It is noted that proposed dwellings have up to a maximum of 4-5 bedrooms, for which 3 parking spaces will be required according to NCC car parking standards. Details of car parking and manoeuvring area have been shown on the submitted plan as a garage and drive associated with each plot. All of which accords with NCC car parking standards and are considered acceptable.

€ **Cycle Parking**

Details of cycle parking have been shown on the plan 55/20 which is considered to be acceptable.

€ **Highway Works**

The proposed dwellings will require new vehicular accesses from the highway, U4023 and details of them have been shown on the plan with the annotation on the plan stating the access to be constructed in accordance with NCC type B access specification, presuming it is a draft error, it is considered that the access are to be Type A and hence these are considered acceptable.

The developer will need to enter into an agreement, pursuant to the Highways Act 1980, to construct the site access in accordance with the Northumberland County Council specifications should any application be approved.

The applicant is required to enter into an agreement with the Highway Authority to construct the footway towards the frontage of the site connecting the existing footpath at least to the driveway of plot 4. And it is noted that the annotation on the plan saying 2m footpath along the front of the proposal, which is acceptable.

€ **Highway Land and Property issues**

There are no highway land and property issues associated with this proposal.

€ **Refuse Storage and Servicing**

Details of refuse storage and servicing have been shown on the 55/20 which is considered to be acceptable.

The applicant is reminded that the development shall not be occupied until the refuse storage locations as shown are implemented and are thereafter retained for the positioning of refuse storage containers at all times. The applicant is also reminded not to store any refuse containers on the highway except for the day of collection.

€ **Lighting**

Details of external lighting have not been given as part of application or shown on the submitted plans, however any lighting of this development is unlikely to impact upon the highway.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms

None

S278/S38/S59/S184 Requirements

S184 agreement with regards to new vehicular accesses from the highway
S278 agreement to construct the footway around the frontage of the site.

Standard Conditions

HWD2 Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plan 55/20 has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

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 plan 55/20.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

HWD14 Implementation of cycle parking

The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

HWG1 Construction Method Statement

Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

Informatives

INFO23 New vehicle crossing point – Type Access (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: northernareahighways@northumberland.gov.uk

INFO28 Section 278 Agreement and works in adopted highway

You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

INFO30 Highway works under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: [**Construction of footway along the frontage of the site**]

INFO33 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.

Consultation Checklist

Street Lighting	N/A
Highways Programmes, Traffic Management, Cycling	N/A
Highway Area Inspector, Waste, Greenspaces, Traffic Signals	N/A

Streetworks	N/A
Parking	N/A
Infrastructure & Adoption Records	N/A
Highway Design, Highway Structures & Road Safety	N/A
Travel Plans and Public Transport	N/A
School Travel Plans	N/A
School Transport/ Passenger Transport Services	N/A
S278	N/A
S38	N/A

HDM Case Officer: SB

HDM Checked by: CM