

HDM Planning Application Consultation Response

HDM Case officer: Sarah-Jane Imrie

Planning application number: 18/03055/FUL

Description of development: Erection of 14 dwellings for social housing

Location: Land North West Of Hadston Community Centre St Johns Estate South Broomhill Northumberland

Date: 13th September 2018

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.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to street lighting, car and cycle parking, adoptable sections of road/footway, surface water drainage, refuse storage and collection, highway works and the impacts during the construction phase will address any concerns with the proposed development.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Not applicable for a development of this scale.

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

The proposed development of site will be accessed from the U6094, St John's Estate, to the west of the site, with various footway connections from the site to the existing footway network. It is considered that the proposed residential development will not have a severe impact on highway safety, subject to the provision of an appropriate amount of car parking, and the imposition of conditions to secure the details of the development and the impacts during the demolition and construction phases.

There are existing footways within the vicinity of the development site leading to local amenities and facilities, the nearest bus stop is 160 metres from the site providing links to Amble, Alnwick, Ashington and Newcastle, and cyclists are able to utilise the highway carriageway.

As a result of this development the applicant is requested to provide footway links from the proposed internal footway network to the existing footway network surrounding the site. This will include the provision of a section of footway leading from the north of the proposed site to the existing adopted footway network adjacent to Simonside Crescent.

- **Road Safety**

The proposed development site is to be accessed from a new site access to the west of the site, from the U6094, St John's Estate, in Hadston. This section of adopted highway has a 5.5 metre carriageway width with 2 metre wide footways, a 30mph speed limit and serves as access to the neighbouring dwellings.

There are no current parking restrictions on the U6094, St John's Estate, and it is advised that in the interests of highway safety the full parking facilities are provided prior to first occupation of the development to avoid congestion caused by an overspill of on-street car parking.

There have been no recorded road traffic incidents within the vicinity of the development site within the previous five year period, and it is considered that the proposals will not have an adverse impact on highway safety at this location.

Prior to first occupation of the residential development, details of surface water drainage to manage runoff from private land onto the highway must be submitted to and approved in writing by the Local Planning Authority. Thereafter the drainage scheme must be implemented and maintained accordingly.

Given the built up residential nature of the surrounding area, and in the interests of highway and pedestrian safety, and the amenity of the surrounding area, it should be noted that no development shall commence until an appropriate Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, showing details of any traffic management measures, accesses, suitable parking areas, storage and vehicle cleaning facilities. An accompanying block plan showing the designated areas, traffic routes and access is appropriate.

- **Travel Plan**

Not applicable for a development of this scale.

- **Car Parking**

Details of car parking spaces have been given as part of the application and identified on the submitted site plans, as an overall provision of 24 spaces for the development site. It is considered that this provision exceeds the requirements of Column B of Northumberland County Council's Parking Standards, and can be applied to a development in this location due to the scale of the development, the proximity of the site to public transport routes and access to local amenities and facilities. It is considered that this level of car parking provision is appropriate for the scale, use and location of the proposed development, and that the dimensions, boundary treatments and reversing distances are acceptable.

The applicant is advised that no dwelling shall be occupied until the associated car parking provision has been constructed, and thereafter the car parking provision shall be retained at all times for the parking of vehicles associated with the development.

- **Cycle Parking**

Details of cycle storage for the proposed residential development have been given as part of the application and have been shown on the submitted plans in the forms of sheds to the rear gardens of each dwelling with secure cycle storage.

This cycle storage provision is considered acceptable and appropriate for a development of this type and scale, and the applicant is advised that no dwelling shall be occupied until the associated cycle storage provision has been constructed. Thereafter, the cycle storage areas shall be retained at all times for the storage of cycles associated with the development.

- **Highway Works**

As a result of this development, the applicant will be required to construct the new site access/priority junction from the U6094, St John's Estate, generally as shown on the submitted drawing "3989-SK-101". In addition to this the provision of the footway connection from within the site leading to the existing footway network to the north and to the south.

Full construction details of the internal layout, including road alignments, parking provisions, the provision of any street lighting, footways, dropped kerb crossing points, drainage and associated works will be required as part of the S38 Agreement process.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of this planning application.

Full details will be required of any strips of land that are to be dedicated to Northumberland County Council to become part of the adopted highway, road or footway, through the S38 Agreement process.

- **Refuse Storage and Servicing**

Details of refuse storage and servicing have been given as part of the application and have been shown on the submitted plans as a hard standing area to the rear of each dwelling. These refuse storage locations are considered acceptable and appropriate for a development of this type and scale, and the applicant is advised that no dwelling shall be occupied until the associated refuse storage area has been formed. Thereafter, the hardstanding areas shall be retained at all times for the storage of refuse containers associated with the dwellings.

The applicant is advised that an 11.6 metre refuse vehicle swept paths throughout the sites proposed turning heard will be required to show that refuse collection vehicles can safely navigate the proposed site, turn and manoeuvre, and exit the site in a forward gear.

- **Lighting**

There is existing street lighting on the U6094, St John's Estate, at the proposed site access to the development site, and along the sections of footpath to the north and east of the site. It is considered that the proposed access arrangements will necessitate the relocation of the existing street lighting column on St John's Estate adjacent to number 49, and that any standard external residential lighting within the site will not have an adverse effect on highway users.

It is advised that, in the interests of pedestrian safety, street lighting is provided on the adoptable sections of road, and that full details are provided as part of the S38 submission. The applicant will be required to contact Northumberland County Councils Street Lighting department with regards to the relocation of any existing columns.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms

None

S278/S38/S59/S184 Requirements

S278 Agreement with regards to the new site access, the provision of the footway connection from the site access leading to the existing footway network on the U8152, including the resurfacing of the whole width of the footway along the entire frontage of the site, with dropped kerbs at crossing points, and the extension of the footway on the southern side of the carriageway leading west to the existing footway;

S38 Agreement should the applicant wish to offer the internal carriageway/footway elements for adoption.

Standard Conditions

HWB4 Details - External lighting

The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

HWD2 Implementation of car parking area

No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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.

HWD9 Completion of highway works before occupation

Development shall not commence until details of the required highway works (construction of the new site access, the provision of the footway connection from within the site leading to the existing footpath network to the north and south of the site) have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have

been constructed in accordance with the approved plans.

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

HWD11 Management and Maintenance of Estate Streets

No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority.

Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

HWD12 Submission of details of adoptable streets

No development shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

HWD14 Implementation of cycle parking

No dwelling shall 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 – Transport 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. details of temporary traffic management measures, temporary construction access, routes and vehicles;
- ii. vehicle cleaning facilities;

- iii. the parking of vehicles of site operatives and visitors;
 - iv. the loading and unloading of plant and materials;
 - v. storage of plant and materials used in constructing the development
 - vi. measures to control the emission of dust and dirt;
- Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

HWG3 Refuse – Details of refuse storage facilities and strategy

No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

Informatives

INFO25 Section 38 Agreement and adoption of highways

You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

INFO28 Section 278 Agreement and works in adopted highway

You are advised that off-site 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.

INFO29 Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

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 the new site access, the provision of the footway connection from within the site leading to the existing footpath network to the north and south 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.

INFO35 Contact Lighting Section

You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

INFO37 Contact Local Highway Authority - Management and Maintenance of Estate Streets

The applicant is advised that to discharge condition [insert] the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

INFO38 Contact Local Highway Authority - Submission of details of adoptable streets

The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition [insert] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

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.

INFO46 Containers Required for the Storage of Waste

For new individual properties the following will be required to be provided:

240 litre wheeled bin for residual refuse

240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

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