

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT: Newark
OFFICER: Laura Gardner
PROPOSAL: Residential development of 103 dwellings
and associated access and infrastructure
LOCATION: Field Reference Number 7108 Eakring
Road Bilsthorpe Nottinghamshire Save
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Date received 12/06/2020

D.C. No. N/20/00873/FULM

APPLICANT:

The following comments relate to drawing no. P-01L (planning layout).

The submitted Transport Assessment has recognised that A614/Mickledale Lane junction is in need of an improvement. This junction improvement is on a list of projects to be funded by Newark and Sherwood DC through the district wide Community Infrastructure Levy. In addition, Government funding is being sought by the Highway Authority for a series of junction improvements on the A614/A6097 corridor, including this one. So, whilst this application, in combination with other proposed developments in Bilsthorpe, is expected to lead to a detrimental impact at this junction, it is their cumulative impact rather than their individual scheme impact that is significant. This means that no delivery mechanism is required of the developer in this case. Related to this, the District Council should consider whether the improvement of the A614/Mickledale Lane junction should be a priority for delivery from the NSDC CIL123 fund.

The required visibility splays for the primary access, based on the speed of vehicles on Eakring Road, are achievable as illustrated by drawing SK01-B.

It is considered this development will generate additional pedestrian crossing movements due to all local facilities lying on the opposite side of Eakring Road. In addition there is the added potential of a retail unit being integrated into the development which will attract other local residents. Therefore, the following improvements in the vicinity of the development are considered reasonable to make the development acceptable in terms of highway and pedestrian safety, and; promote sustainable travel:

- A pedestrian crossing facility to the site is required due to the increased pedestrian movement.
- The provision of a footway on the eastern side of Eakring Road, from a point at the existing footway at Mickledale Lane junction, running north as far as the

Route 6 cycleway (note drawing P-01L does not show footway running southwards of the main access).

- Improvements to the existing bus stop infrastructure.

The pedestrian route from the main access point to dwellings in the north-west corner of the site is tortuous and indirect. A footway link on the borders of the public open space is required, or a more direct route provided. This might be provided by a link in front of plots 5-12, for example.

The size of some car spaces does not meet with current Highway Design Guidance and could lead to cars overhanging the footway to the detriment of pedestrians, especially the visually-impaired. Revision is required to provide 5.5m long spaces.

A Travel Plan has been suggested in the submitted Transport Assessment, but none provided so far. This should be sought or a condition applied.

It is hoped that suitable revisions can be made and further information submitted to address the above issues. It is considered that these are necessary before this Authority can raise no objection.

D.Albans
Principal Development Control Officer

Original comments dated 30 June 2020
Revised Comments dated 6 July 2020