

**TOWN AND COUNTRY PLANNING ACT**

**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

<b>DISTRICT:</b>	Newark	Date received	12/06/2020
<b>OFFICER:</b>	Laura Gardner		
<b>PROPOSAL:</b>	Residential development of 103 dwellings and associated access and infrastructure	D.C. No.	N/20/00873/FULM
<b>LOCATION:</b>	Field Reference Number 7108 Eakring Road Bilsthorpe Nottinghamshire Save search icon		
<b>APPLICANT:</b>			

Further to comments dated 6 July 2020, I refer to revised drawing P-01O.

No pedestrian crossing is yet proposed as requested on Eakring Road. To repeat: 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.
- Improvements to the existing bus stop infrastructure.

It is now noted that the drawings indicate that a footway will be added to the east side of Eakring Road as previously sought.

The pedestrian route from the main access point to dwellings in the north-west corner of the site has been made less tortuous by the proposal of a footpath through the centre of the Public Open Space (POS). This serves the purpose, but the LPA may take a view on its position with the POS.

It has been confirmed that the size of car spaces meet with current Highway Design Guidance standards.

A Travel Plan has not yet been provided. This should be sought or a condition applied.

It is hoped that the pedestrian crossing & bus infrastructure improvements can be made to enable this Authority to raise no objection. Should the applicant consider that these facilities are unreasonable, then they should submit a justification for omitting them.

D.Albans  
Principal Development Control Officer  
8 Sept. 2020