

DCC - HDC

Comment Date: Fri 05 Jan 2024

Recommendation:

Prior to the determination of its response to the proposals, Highways Development Control requires more detail with respect to the proposed cycle/footpath connections.

Observations:

These observations are primarily made on the basis of the following submitted information:-

Drawing 101 Rev P2 ~ Proposed Access Arrangement.

Application Form.

Design and Access Statement (parts 1 & 2)(DAS).

The applicant/developer and Local Planning Authority should note that; any planning approval granted does not give implied or tacit technical approval for any of the highway drawings (including the junctions); such approval and subsequent agreements (under Sections 278 and 38 of the Highways Act) fall outside of the Planning Approvals process.

According to the application form, the proposals are Outline, with only access being determined at this stage.

These observations should be read in conjunction with those made by my colleague in Transport Planning (TA414 19/12/2023); and are more related to the ability of the applicant to create 'safe and suitable' access rather than the impact of the development as a whole upon the highway network.

The application drawing (101/P2) shows the provision of a 5.5m wide access into the site, with 2m wide footways on either side; together with 2.4mx43m visibility splays, albeit that there will be the need to remove all the existing hedgeline to achieve the visibility splay on the southern arm (this is not a highways issue). This hedge is either within the applicant ownership/control or is highway and I concur that these are necessary and should be deliverable (subject to conditions and agreements).

In common with my colleague in Transport Planning I question the ability of the applicant to form the pedestrian/cycle links shown on the Movement Plan (page 60 of the DAS).

To the north the proposals are to link onto Public Footpath 'Spondon 6'; and to the South onto Public Footpath 'Spondon 7'. Both seem to link into paths which are in land which is not in the applicant ownership/control and to the south (according to the Habitat Plan -

Page 39 of the DAS) will require the crossing of a ditch; at the time of the Case Officer visit, the ditch was flowing.

The applicant/developer should therefore demonstrate that in practice that their development can link into the existing footpaths as shown.

The applicant/developer is advised, that if approved, Highways Development Control will be likely to seek pre-commencement conditions requiring the provision of a suitable Construction Management Plan, together with a joint Highway Dilapidation Survey carried out between representatives of the Developer and the Highway Authority.