

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** 17/01220/MFUL

**Proposed Development:** Erection of 63no. four bedroom dwellings, 98no. three bedroom dwellings, 70no. two bedroom dwellings and 8no. one bedroom dwellings with associated garaging, parking, amenity areas, open space, landscaping, associated infrastructure and formation of vehicular access

**Location:** Land At Whitby Road Pickering North Yorkshire

**Applicant:** David Wilson Homes

**CH Ref:** TD/D4/1055 **Case Officer:** James Kennedy

**Area Ref:** 3/102/1722 **Tel:** 01609 780780

**County Road No:** **E-mail:** development.control@northyorks.gov.uk

**To:** Ryedale District Council  
Ryedale House  
Old Malton Road  
MALTON  
North Yorkshire  
YO17 9HH **Date:** 22 June 2018

**FAO:** Gary Housden **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The Transport Assessment submitted by the applicant has considered the impact on the highway network associated with the additional development traffic.

The site is to be accessed from a single simple priority junction on the A169. Whilst it would be preferable for a second point of access for the scale of development proposed where a second access point is not available a transition road should be provided. The proposed internal road layout provides a short length of transition road prior to the commencement of a loop road. Although recorded speeds on Whitby Road at the proposed access point are higher than the posted 30mph speed limit, they are below 40mph and therefore it is accepted that Stopping Sight Distances that comply with Manual for Streets rather than DMRB are appropriate at this location. Such visibility splays are achievable and the access arrangements are considered satisfactory.

The predicted traffic distribution from the new site will result in the A169/A170 roundabout to the south experiencing a significant increase in trips as a result of the development. This junction has experienced a number of recent injury accidents and therefore to mitigate the development impact at this junction funding is sought to implement a local safety scheme.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/01220/MFUL

The Local Highway Authority recommends that the following matters are addressed through inclusion in a Section 106 Agreement and the imposition of conditions to any planning permission the Planning Authority is minded to grant.

Matters to be included in a Section 106 Agreement to which the Local Highway Authority would wish to be a party:

A financial contribution of £26,000 towards a highway safety scheme at the A169/A170 roundabout .

Matters to be covered by the imposition of Conditions:

1. Following occupation of the 50<sup>th</sup> dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority detailing pedestrian enhancements between the development site and Pickering Community and Infant School. The agreed scheme shall be implemented prior to the occupation of the 75<sup>th</sup> dwelling. The agreed scheme will deliver a footpath of no less than 1.5m in width but aim to achieve a minimum 2m width, unless agreed otherwise in writing.

**REASON**

In the interest of safety and convenience of highway users.

**2. HC-01 DETAILED PLANS OF ROAD AND FOOTWAY LAYOUT**

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
  - the proposed highway layout including the highway boundary
  - dimensions of any carriageway, cycleway, footway, and verges
  - visibility splays
  - the proposed buildings and site layout, including levels
  - accesses and driveways
  - drainage and sewerage system
  - lining and signing
  - traffic calming measures
  - all types of surfacing (including tactiles), kerbing and edging.
- b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - the existing ground level
  - the proposed road channel and centre line levels
  - full details of surface water drainage proposals.
- c. Full highway construction details including:
  - typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - kerb and edging construction details

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/01220/MFUL

- typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

**REASON**

To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

**3. HC-02 CONSTRUCTION OF ROADS AND FOOTWAYS PRIOR TO OCCUPATION OF DWELLINGS**

No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

**REASON**

To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

**4. HC-06 DISCHARGE OF SURFACE WATER**

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

**REASON**

In the interests of highway safety.

**5. HC-10 VISIBILITY SPLAYS**

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 58m measured along both channel lines of the major road Whitby Road from a point measured 2.4m down the centre line of the access road. The eye height will be between

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/01220/MFUL

1.05-2.0m and the object height shall be between 0.6m-2.0m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**REASON**

In the interests of road safety.

**6. HC-12a APPROVAL OF DETAILS FOR SITE WORKS IN THE HIGHWAY**

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:

- a. Provision of a pedestrian island with a minimum width of 1.8m on the A169 between the proposed site access and the junction with Whitby Road. Carriageway running lanes to be a minimum of 3.5m either side of the island.
- b. Provision of a footpath on the A169 connecting the site to the southbound bus stop.

(ii) An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/15 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

(iii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

**REASON**

To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

**7. HC-12c COMPLETION OF WORKS IN THE HIGHWAY (BEFORE OCCUPATION)**

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

- a. Provision of a pedestrian island with a minimum width of 1.8m on the A169 between the proposed site access and the junction with Whitby Road. Carriageway running lanes to be a minimum of 3.5m either side of the island.
- b. Provision of a footpath on the A169 connecting the site to the southbound bus stop

**REASON**

In the interests of the safety and convenience of highway users.

**HI-12 INFORMATIVE SECTION 278 AGREEMENT**

There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/01220/MFUL

**8. HC-16 PARKING FOR DWELLINGS**

No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**REASON**

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

**9. HC-18a PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY**

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

**REASON**

To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

**10. HC-26 TRAVEL PLANS**

Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

**REASON**

To establish measures to encourage more sustainable non-car modes of transport

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/01220/MFUL

11. HC-28 CONSTRUCTION MANAGEMENT PLAN

No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. traffic management

**REASON**

To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

<p><b>Signed:</b></p>          <p style="text-align: center;"><b><i>James Kennedy</i></b></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p><b>Issued by:</b></p> <p>Transport and Development East Block County Hall Northallerton North Yorkshire DL7 8AH</p> <p><b>e-mail:</b> <a href="mailto:development.control@northyorks.gov.uk">development.control@northyorks.gov.uk</a></p>
--	---