

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

DISTRICT:	Bassetlaw	Date received	27/06/2022
OFFICER:	Jamie Elliott		
PROPOSAL:	Erect Dwelling With Detached Garage and Construct New Access	D.C. No.	B/22/00696/FUL
LOCATION:	Land Adjacent To The Cottage Mill Lane Normanton On Trent Newark Nottinghamshire NG23 6RW		
APPLICANT:	Mr Roger Parker		

Further to the Highway Authority's consultation response dated 28th June 2022, a revised visibility splays plans has been submitted reference 1867.A.4. The Highway Authority is content that this addresses previous concerns. To secure satisfactory access arrangements, conditions are requested covering the following:

- Prior to the dwelling being occupied the driveway shall be surfaced in a bound material (not loose gravel) for a minimum distance of 6.0m from the highway boundary, shall be drained to prevent the unregulated discharge of surface water onto the public highway, and a dropped vehicular footway crossing shall be provided across the site access as detailed on Drawing Number 1867.A.4.

Reason: To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.

- The dwelling shall not be occupied until an EV fast charging point has been installed for that dwelling (minimum specification - 7w Mode 3 with Type 2 connector, 230v AC 32 Amp single phase dedicated supply) at a location accessible from a parking or garage space associated with the dwelling.

Reason: To comply with paragraph 112 of the Nation Planning Policy Framework and in the interest of sustainable transport.

- Prior to the dwelling being occupied the visibility splays detailed on plan reference 1867.A.4 shall be provided from the access hereby approved. Nothing shall be planted, erected, or be allowed to grow on the areas of land so formed that would obstruct visibility from a height 0.6m above carriageway level, and the visibility splays shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

Reason: In the interest of highway safety.

- No development shall take place until a Construction Method Statement has been submitted to and has been approved in writing by the local planning authority including a works programme. For each part of the works programme (i.e., site clearance, foundations, structure, roof, plumbing, electrics, carpentry, plastering) the Statement shall include:
 - a quantitative assessment of site operatives and visitors;
 - a quantitative assessment of the size and number of daily deliveries;
 - a plan of parking for site operatives and visitors;
 - a plan of loading and unloading areas for plant and materials;
 - a plan of areas for the siting and storage of plant, materials, and waste associated with the construction of the development;
 - the surface treatment of parking and loading and unloading areas; and
 - wheel washing facilities.

The approved Construction Method Statement shall be adhered to throughout the site clearance and construction period and the designated parking, loading and unloading, and storage areas shall be in place on commencement of each part of the programme and thereafter shall be used for no other purpose during the corresponding part of the programme.

Reason: To minimise the impact of the development on the public highway during construction in the interest of highway safety.

Note to Applicant

A licence will be required to be able to construct the vehicular crossing on Mill Lane.

Applications can be made here: www.nottinghamshire.gov.uk/transport/roads/request-a-dropped-kerb

It is an offence under S148 and S151 of the Highways Act 1980 to transfer or deposit mud and debris on the public highway. The applicant must make every effort to prevent this occurring.

Martin Green
Principal Officer
20th July 2022