

Highways Development Management
Planning Application Consultation Response

Planning application number: 22/01030/FUL

Description of development: Works to improve the quality of parking provision. Relocation of most parking from the Hall entry area, provision of all-weather parking in the south-west part of The Paddock, improvements to parking surface in the Lower Walled Garden and associated hard and soft landscaping works in the areas around the Hall entry.

Location: English Heritage Belsay Hall Drive Belsay Northumberland NE20 0DX

Date: 27th April 2022

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability.

Assessment of proposal:

- The proposed development has been assessed in accordance with the National Planning Policy Framework (July 2021), Northumberland Local Plan (2022), Appendix E of the Local Plan (Car Parking Standards) and Manual for Streets Guidance.
- The proposed development is considered acceptable in highway terms subject to planning conditions.

Assessment of Proposal Checklist

- **Transport Statement/Assessment**

The applicant has submitted a supporting Transport Statement with the proposed application. The submitted TS provides details as why English Heritage are looking to improve car parking on site, along with relevant details regarding trips per month in a year plus a comparison, accident data at the A696 junction and ATC data for August Bank Holiday weekend in 2019.

It is of the opinion of the Highway Authority that based on the details submitted within this statement, the number of visitors within a year will not change or exceed drastically in comparison with the 2018/19 season and that the improvements on site will offer more on-site car parking, which is accessible year-round, with the added inclusion of additional accessible parking bays and EV charging stations.

Furthermore, the existing junction onto the A696 is located within the 30mph zone with adequate visibility and is accompanied by a right-hand turn lane. Accident data presented shows that there have been no accidents at the junction or close by for the past 5 years. This deems that existing numbers that access the site, which will not be exceeded, will not pose an additional impact or harm to existing on-street arrangements.

The development will not lead to substantial harm to the highway network and will offer an enhanced car parking experience on site.

- **Sustainability**

The proposed development relates to a tourist attraction which does not fall within the threshold of being examined under sustainability measures in terms of highways and transportation. The development will look to include new EV charging stations on site and better arrangements for disabled visitors including wheelchair users.

- **Highway Safety**

As noted throughout, the main point of access to the highway is located approximately 1 mile East of the development site. The junction onto the A696 is located within the 30mph zone and has sufficient visibility splays in both directions in line with Manual for Streets guidance. The road is suitably lit in the area and includes footpath connectivity on both sides of the carriageway at this section of the A696.

It is noted that the tourist attraction expects to generate 69,853 visitors within the 2021/22 season which is in keeping with the 2018/19 season prior to the Covid-19 pandemic. Considering the substantial amounts of visitors and their associated trips generated per month which has occurred over many years, the junction has become worn and is breaking away in some sections. The applicant is required to repair and resurface the junction in accordance with NCC Type C specifications.

Due to the scale of the development, a construction method statement with supporting plan will be required and will be conditioned as a pre-commencement requirement.

- **Parking**

The proposed development will see an increase in car parking from 107 spaces to 214 spaces. The existing 16no accessible spaces will be increased by 2 to 18 total. 5no new EV charging stations will be installed on site. An area for coach parking and drop off will also be included on the site.

All new bays will be 5m x 2.5m with sufficient reversing distances of 6m. Aisle passage will be secured and will enable the passage of 2 vehicles within the new car

parking areas. EV and accessible bays will be larger and in accordance with the required standards for these bay types.

Coach parking will be made available and has been fully detailed within a statement for this type of parking. Swept paths are included and are acceptable with no impacts on the highway network.

Overall, the proposed arrangements including full new material lays of parking areas so that it can be used in all weathers are considered acceptable.

- **Highway Works**

The applicant has been requested to repair and resurface the main junction onto the A696 due to excessive wear over the years of visitors coming to the site. The applicant will need to enter into a Section 184 agreement with the Local Area Highways Office and a condition will be requested that will enable the applicant to present an extent and constructional drawing of the works.

- **Highway Land**

The development site is located approximately 1 mile to the West of the closest access point onto the highway.

- **Refuse Storage**

N/A in this instance. The existing measures on site including collection arrangements will remain as per existing.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval.

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
Section 184 Agreement – Full repair and resurface of the junction onto the A696 (Type C)
Standard Conditions
<i>Pre-commencement Conditions</i>
HWG7 Construction Method Statement (including Plan)

Development shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

General Condition

HWD2 Implementation of car parking area

The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays.

Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

HWD4 Details of means of vehicular access to be upgraded

The development shall not be brought into use until details of the vehicular access upgrade have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

HWD19 Implementation of Electric Vehicle Charging

Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

Informatives

INFO23 Alterations to vehicle crossing point (S184)

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: centralareahighways@northumberland.gov.uk

Consultation Checklist

Street Lighting	N
Highways Programmes, Traffic Management, Cycling	N
Highway Area Inspector, Waste, Greenspaces, Traffic Signals	N
Streetworks	N
Parking	N
Infrastructure & Adoption Records	N
Highway Design, Highway Structures & Road Safety	N
Travel Plans and Public Transport	N
School Travel Plans	N
School Transport/ Passenger Transport Services	N
S278	N
S38	N