



EAST RIDING

O F Y O R K S H I R E C O U N C I L

PLANNING & DEVELOPMENT MANAGEMENT
STRATEGIC DEVELOPMENT MANAGEMENT

HIGHWAYS CONSULTATION RESPONSE

To:- DC Case Officer
Development Management

App Ref:-

22/03837/STPREP:
49 Middle Street North,
Drifffield, East Riding Of
Yorkshire, YO25 6SS

From:- Strategic Highway
Development Management

Tel:- 01482 393761

Response Date:-

20th December 2022

Highway Summary

This application is for specialist highway advice in relation to the proposed parking arrangement and associated bin/bike storage for proposed residential units and two commercial units at 49 Middle Street North, Drifffield.

Access is from Harland Lane which is 4.2m wide, is a 4b local access unclassified road and is subject to a 30mph speed limit. Harland Lane has no footpaths or verges, only carriageway.

The proposed site layout does not reflect the current site layout and more detailed drawings and information would have enabled me to provide a more detailed response. The parking arrangement is however acceptable if the parking spaces are at least 2.5m x 5.0m in size. One space per residential unit would be deemed acceptable. The secure cycle storage would need to be undercover to meet the requirements of the sustainable transport SPD. I have no concerns with the proposed refuse arrangements for both the commercial and residential elements of the scheme.

Visibility along Harland Lane when leaving the site is unlikely to meet the requirements set out by Manual for Streets (MfS) but due to the very low volume of vehicles using this lane it is likely to be deemed acceptable.

In addition to this, there has been no personal injury collisions located on Harland Lane or at its junction with Middle Street North within the previous five years (2016-2020) of record available to ERYC.

Overall, the proposal would not be considered to have a significant impact on public highway safety, nor have a severe impact on the local highway network which would therefore be in compliance with paragraph 111 of the NPPF and policy EC4 of the ERLP-SD.

JS

Strategic Highway Development Management