

From: Ben Sunderland <Ben.Sunderland@devon.gov.uk>
Sent: 20 June 2022 11:09
To: David Green
Cc: Ben Sunderland
Subject: 22/0268 Retreat Drive Topsham
Attachments: 22.0268 Retreat Drive Topsham.pdf


Hi David,

Please see attached the written response of the Highway Authority to planning application 22/0268.

Kind regards,

Ben Sunderland
Principal Highway Development Management Officer – Exeter

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**To: Head of Planning Services
Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN**

From: Development Management(Exeter)
Larkbeare House,
Tarmar Room,
Topsham Road,
Exeter,
EX2 4NG

Our Ref: EX/0268/2022

Case Officer: Ben Sunderland
Telephone:

PLANNING APPLICATION – HIGHWAY CONSULTATION REPLY

APPLICATION NUMBER: 22/268/FUL

APPLICANT: Mr David Lovell

DETAILS OF APPLICATION: Build apartment block of 17 no. units, including gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development.

LOCATION: Land At Retreat Drive Topsham Devon

Observations:

1.0 Description of Proposal

1.1 A full planning application has been submitted for the erection of a residential apartment building comprising of 17 apartments on land west of Retreat Drive.

1.2 The proposed apartments will consist of:

- 3 x 1 bedroom units;
- 14 x 2 bedroom units.

1.3 Vehicular access is proposed via a new access on Retreat Drive.

1.4 The proposals include the provision of 19 car parking spaces and 28 cycle store spaces.

2.0 Site Description

2.1 The existing site is a boatyard and Heritage Homes site office located to the west of The Retreat Drive. The north of the site is bound by permitted application 17/1656/FUL.

2.2 The south of the site will remain a commercial storage space area (currently a boatyard) with vehicular access to the south of The Retreat Drive.

2.3 The Retreat Drive is a private single carriageway highway which forms the minor arm of a priority junction with Exeter Road. A footway is located on the eastern side of The Retreat Drive and leads to the residential areas and Wessex Close.

3.0 Site History

3.1 The site has been subject to an approved application 20/0938/FUL for the construction of a commercial building of 2,820sqm.

3.2 A residential development has been permitted to the north of the site under application reference (17/1656/FUL). The application is to provide vehicle access via The Retreat Drive.

4.0 Traffic Impact Trip Generation

4.1 The supporting Transport Statement has included a trip generation assessment. Whilst the Highway Authority consider the total people trip rates to be low, this is not considered to be a significant issue as the Highway Authority are satisfied the proposed development of 17 apartments will not have a severe impact to the operation of the local highway network.
Highway Safety

4.2 The Highway Authority have reviewed personal injury collisions over the most recently available five-year period and have found no collisions have occurred on The Retreat Drive or the priority junction with Exeter Road.

5.0 Design Considerations Vehicular Access

5.1 Vehicular access to the site is proposed to be shared with the permitted applications 17/1656/FUL / 20/0938/FUL. The proposed access will link to The Retreat Drive, as shown on Drawing No 1420-010 Rev I & Drawing No.194527-PD01-Rev C.

5.2 The Highway Authority are satisfied with the principle of this arrangement, aside from the concern regarding pedestrian access (see section below).

5.3 The Highway Authority wish to note the Drawing No 1420-010 Rev I includes the access within the red line boundary, whereas the permitted application (17/1656/FUL) also includes the access within the red line boundary. It is also noted that when reviewing the Proposed Site Plan Drawing No 1420-010 Rev I, it appears that there will be a loss of visitors Sheffield Stands on the entrance that appears to be permitted under application 17/1656/FUL. The applicant must consider whether an S73 application is required if application 17/1656/FUL is constructed.

5.4 The Highway Authority are satisfied that that the gates are set back a suitable distance from the edge of the carriageway.
Pedestrian Access

5.5 A review of the Proposed Site Plan Drawing No 1420-010 Rev I shows no dropped kerbs or tactile pavings at the access that link to Retreat Drive.

5.6 In order to ensure safe and suitable access for pedestrians of all ages and abilities, it is essential for the dropped kerbs tactile paving must be provided on the site access and should link to existing footway on the east of The Retreat Drive. This has been requested by way of planning condition in order to make the development acceptable in terms of the NPPF (paras 110 (b), 112 a/b/c).

5.7 These works must be delivered by the applicant as Retreat Drive is a private highway. Refuse / Servicing / Emergency Access

5.8 The Transport Statement notes that refuse collections will be undertaken from the edge of the site on Retreat Drive and will not enter the site. The Highway Authority are satisfied this is within an acceptable drag distance of 20m.

5.9 The Highway Authority are satisfied a fire appliance will be able to enter the site and manoeuvre to be within a maximum 45m distance as stated in MfS.

Car Parking

5.10 The proposals include the provision of 19 car parking spaces to be located with the site boundary. The Highway Authority are satisfied with the number of spaces due to the sustainable transport connections.

5.11 It is noted that no details of EV charging have been shown on plans. The Highway Authority require a minimum of one active EV charger per residential unit (i.e. 17 spaces served by active EV provision). Devon County Council have declared a climate emergency and the DfT's Decarbonising Transport (2021) states that in 2030 the sale of new petrol and diesel cars will cease. The NPPF paragraph 112 (e) also requires sites to enable charging. Therefore, the requested provision of EV charging units is fundamental to make the proposals acceptable in planning terms.

Cycle Parking

5.12 The development proposes a total of 28 cycle parking spaces located within a secure cycle storage area. An additional 10 visitor cycle parking spaces are provided within the car parking area of the development, bringing the total provision to 38 cycle parking spaces. The Highway Authority are satisfied with this provision and request that the internal bike store is lockable and well-lit.

6.0 Sustainability

6.1 The site is considered to be in a sustainable location and is within a desirable walking distance to bus stops on Exeter Road. The site bounds the National Cycle Network Route 2 and provides a convenient cycle route to the centre of Exeter.

7.0 CTMP

7.1 A construction traffic management plan is requested by way of planning condition. This is to ensure the proposed site will mitigate any impact to the operation of the local highway, footway, cycleway network during the construction period.

8.0 CIL

8.1 Exeter City Council operate a CIL charging schedule and therefore any sustainable transport contribution should be obtained from the levy.

9.0 Conclusion

9.1 The Highway Authority does not wish to raise an objection to the application subject to the inclusion of the recommended planning conditions and informatives.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY,

RECOMMENDS THAT THE FOLLOWING CONDITIONS SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION

- Prior to the first occupation of the development hereby permitted, each residential dwelling (i.e., a minimum of 17 active EV charging units) shall be provided with an active (ready to use) EV charging point which shall thereafter be provided and permanently retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with paragraph 110 (c) and 112 (e) of the NPPF.

- Prior to the first occupation of the development hereby permitted, dropped kerbs and tactile paving shall be located at the site access and at an opposite location on the footway on the eastern side of The Retreat Drive.

Reason: To ensure safe and suitable access for pedestrians of all ages and abilities, in order to make the development acceptable in accordance with paragraphs 110 (b), 112 (a,b/c) of the NPPF.

Informatives

DCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Officer authorised to
sign on behalf of the County Council

20 June 2022

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