

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

**From: Development Management (Exeter)
Lucombe House AB2
County Hall
Topsham Road
Exeter
EX2 4QD**

Our Ref: EX/01928/2017

Case Officer: Lloyd Orriel
Telephone: 01392 383000

PLANNING APPLICATION – HIGHWAY CONSULTATION REPLY

APPLICATION NO: 17/1928/OUT

APPLICANT: Mr Max Newbery

DETAILS OF APPLICATION: Outline application for six dwellings (All Matters Reserved)

LOCATION: Newbery Car Breakers Redhills Exeter Devon EX4 1SS

Observations:

The submitted application is an outline application for 6 dwellings at Newbury Car Breakers, Redhills, Exeter.

Vehicular access is to be off Redhills Road. For this access to be acceptable, it is essential that visibility be provided to the access road in the plane parallel to the carriageway edge at a X distance of 2.4m. The junction of the access where it joins Redhills needs to meet the relevant visibility standards for the 85th percentile speed (43 metres for 30 mph). It is essential that the visibility splay is secured by condition to ensure a safe and suitable access is achieved in perpetuity.

Given that the application is on a brownfield site (a scrapyard), the level of additional traffic generation from the site is expected to be modest and the additional traffic generated is not a significant concern. A footpath from the site access to the roundabout where Redhills meets St Peters Mount was investigated, however the nature/geometry of Redhills means that if a footway were introduced, the vehicular carriageway would be significantly reduced in width (single vehicle working will be required) – the levels of pedestrian demand from this development will be low and hence on balance, it is felt that a footway is not required.

The applicant is advised that the levels of secure cycle parking and vehicular parking required as part of future reserved matters applications are set out in Exeter City Councils Sustainable Transport SPD (chapter 5) and Residential Design Guide (Chapter 6) respectively. The applicant should provide a turning head on site so that vehicles exit the site in forward gear.

Finally, the proposed roads serving the site are indicated as being private, which is acceptable for the number of dwellings proposed on site. Nevertheless, should the applicant wish for the onsite highway to be adopted, then they will need to enter a Section 38 agreement of the Highways Act 1980.

Subject to a condition to secure on site area for construction traffic and appropriate visibility splays, no objection.

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:-

1. No part of the development hereby approved shall be commenced until adequate areas shall have been made available within the site to accommodate operatives' vehicles, construction plant and materials in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for those purposes during the construction period.

REASON: To ensure that adequate facilities are available for the construction traffic attracted to the site, in the interest of public safety.

2. No other part of the development hereby approved shall begin until a facility to prevent uncontrolled discharge of water over the highway and a visibility splay of 2.4 metres measured back from the nearside carriageway edge on the centreline of the site access and parallel with the edge of the carriageway over the entire site frontage to the south, with all land and vegetation enclosed within the splay reduced to a height not exceeding 600mm above adjacent carriageway level, shall have been provided and maintained. Once provided the visibility splay shall be retained and maintained for that purpose at all times.

REASON: To provide a safe and suitable access in accordance with paragraph 32 of the National Planning Policy Framework

Officer authorised to
sign on behalf of the County Council

31st January 2018