

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

<b>DISTRICT:</b>	Newark	Date received	12/06/2020
<b>OFFICER:</b>	Laura Gardner		
<b>PROPOSAL:</b>	Residential development of 103 dwellings and associated access and infrastructure	D.C. No.	N/20/00873/FULM
<b>LOCATION:</b>	Field Reference Number 7108 Eakring Road Bilsthorpe Nottinghamshire Save search icon		
<b>APPLICANT:</b>			

---

The following comments relate to drawing no. P-01L (planning layout).

The submitted Transport Assessment has recognised that A614/Mickledale Lane junction is in need of an improvement. This junction improvement is on a list of projects to be funded by Newark and Sherwood DC through the district wide Community Infrastructure Levy. In addition, Government funding is being sought by the Highway Authority for a series of junction improvements on the A614/A6097 corridor, including this one. So, whilst this application, in combination with other proposed developments in Bilsthorpe, is expected to lead to a detrimental impact at this junction, it is their cumulative impact rather than their individual scheme impact that is significant. This means that no delivery mechanism is required of the developer in this case. Related to this, the District Council should consider whether the improvement of the A614/Mickledale Lane junction should be a priority for delivery from the NSDC CIL123 fund.

The required visibility splays for the primary access, based on the speed of vehicles on Eakring Road, are achievable as illustrated by drawing SK01-B.

It is considered this development will generate additional pedestrian crossing movements due to a retail unit being included within this proposal. Therefore, the following improvements in the vicinity of the development are considered reasonable to make the development acceptable in terms of highway and pedestrian safety:

- A pedestrian crossing facility to the site is required due to the increased pedestrian movement.
- The provision of a footway on the eastern side of Eakring Road, from a point at the existing footway at Mickledale Lane junction, running north as far as the Route 6 cycleway (note drawing P-01L does not show footway running southwards of the main access).
- Improvements to the existing bus stop infrastructure.

The pedestrian route from the main access point to dwellings in the north-west corner of the site is tortuous and indirect. A footway link on the borders of the public open space is required, or a more direct route provided. This might be provided by a link in front of plots 5-12, for example.

The size of some car spaces does not meet with current Highway Design Guidance and could lead to cars overhanging the footway to the detriment of pedestrians, especially the visually-impaired. Revision is required to provide 5.5m long spaces.

A Travel Plan has been suggested in the submitted Transport Assessment, but none provided so far. This should be sought or a condition applied.

It is hoped that suitable revisions can be made and further information submitted to address the above issues. It is considered that these are necessary before this Authority can raise no objection.

D.Albans  
Principal Development Control Officer  
30 June 2020