

**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>			

Further to comments dated 6 July 2020, I refer to revised drawing P-01O.

No pedestrian crossing is yet proposed as requested on Eakring Road. To repeat: It is considered this development will generate additional pedestrian crossing movements due to all local facilities lying on the opposite side of Eakring Road. In addition, there is the added potential of a retail unit being integrated into the development which will attract other local residents. 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, and; promote sustainable travel:

- A pedestrian crossing facility to the site is required due to the increased pedestrian movement.
- Improvements to the existing bus stop infrastructure.

It is acknowledged that the applicant has asked for the above items to be dealt with by condition. However, I consider it important to know, prior to a decision, what will be provided. For example, the type of crossing needs to be assessed taking account of the likely traffic and pedestrian volumes, and vehicle approach speeds. So, we don't know at this stage whether a zebra crossing will be sufficient, or a signalised pelican? The type & location of a crossing may have an impact on local residents. So, I would prefer this to be known in advance and for the applicant to do this assessment work. This will include the selection of an appropriate, safe location for the crossing.

It is now noted that the drawings indicate that a footway will be added to the east side of Eakring Road as previously sought.

The pedestrian route from the main access point to dwellings in the north-west corner of the site has been made less tortuous by the proposal of a footpath through the centre of the Public Open Space (POS). This serves the purpose, but the LPA may take a view on its position with the POS.

It has been confirmed that the size of car spaces meet with current Highway Design Guidance standards.

A Travel Plan is being reviewed and further comments on this shall be provided in due course.

It is hoped that the pedestrian crossing & bus infrastructure information can be made available to enable this Authority to raise no objection.

D.Albans  
Principal Development Control Officer  
8 Sept. 2020

REVISED