

Item. 9(a) pages 41 - 49

Location: Dunnetts Close, Ashill

Proposal: Outline application for 8 no. dwellings on land north of Dunnetts Close. All matters are reserved except for access.

REFERENCE: 3PL/2018/1089/O

Applicant: Mr Chris Howell

Author: Mark Simmonds

CONSULTATION RESPONSES

Amended Plans including piping of ditch for Highways

Re-consultations were carried out on the latest amended plans listed below and these were sent out on the 9th May 2019 with a 14 day period running to the 23rd May 2019.

Hydraulic Analyses Report part 1

Hydraulic Analyses Report part 2

Hydraulic Analyses Report part 3

Hydraulic Analyses Report part 4

Stage 1 Road Safety Audit

Proposed access C100

P3 Proposed access

The NCC Highways Officer has given the following response:

The indicative improvement details shown on Drawing C100 P3 are acceptable in principle. However the works will require the approval of the LLFA regarding the ditch piping and also Cadent regarding the effect of the surfacing on the Gas Main. I have flagged up to the applicant's highway consultant that the protection of the Gas Main may come at considerable cost and he has advised me that he has been in discussion with Cadent in this respect. We still do not have the written approval of the LLFA concerning the ditch piping and I will leave it to you to decide whether permission can be granted without this since there is no guarantee approval will be forthcoming. The internal access road will not be considered for adoption and consequently does not need to have separate footway provision. If you are minded to grant approval full details of the internal access road, parking, a size 3 communal turning head and a Construction Traffic Management Plan will need to form part of any reserved matters submission with the following conditions and informative notes being imposed at this stage.

SHC 32A

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No. C100 P3 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 32B

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

SHC 05

Prior to the first occupation of the development hereby permitted the vehicular access crossing over the verge and ditch shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

SHC 16

Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

Inf.1

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact kay.gordon@norfolk.gov.uk. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

Inf. 8

Where works affect the flow of an ordinary water course then under the terms of the Flood and

Water Management Act 2010; Land Drainage Act 1991; and Water Resources Act 1991; you need to contact the Flood Water Management team at water.management@norfolk.gov.uk or Tel: 0344 800 8020.

RECOMMENDATION

The recommendation remains the same as the main report - Approval with the additional conditions and informatives as set out.