

TOWN AND COUNTRY PLANNING ACT
HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Bassetlaw	Date received	12/04/2018
OFFICER:	Mandy Freeman		
PROPOSAL:	Outline planning application with some matters reserved (approval being sought for layout and scale) for residential development of 10 dwellings.	D.C. No.	B/18/00342/OUT
LOCATION:	Woodlea, 55 Bawtry Road, Blyth, Worksop, S81 8HJ		
APPLICANT:	Messrs John & Alan Orange and Webster		

The Highway Authority is now in receipt of a revised plan reference PC262/01 Rev C that has largely addressed the Highway Authority's concerns. In order to ensure that the development is carried out in a satisfactory manner, conditions covering the following are requested.

- No development shall take place until such time as arrangements and plans, which are binding on the owners(s), for the future management and maintenance of the proposed access road and road drainage have been submitted to and approved by the LPA. The access road shall thereafter be maintained in accordance with the approved management and maintenance arrangements unless or until a Section 38 agreement has been entered into Highways Act 1980.

Reason: To ensure that the road will be maintained to an appropriate standard and so future residents are aware of their maintenance liabilities.

- No dwelling shall be occupied until such time as the 30mph speed-limit and associated road marks, coloured surfacing and traffic signing have been relocated in northerly direction including the extension of the street lighting.

Reason: In the interest of highway safety

- Prior to the occupation of any dwelling the associated driveway shall be surface in a bound material (not loose gravel) for a minimum distance of 5.0m from the back of footway and the dwellings shall be drained to prevent the unregulated discharge of surface water onto the adjacent road.

Reason: To ensure satisfactory access arrangements are provided from the outset.

Section 38 Agreement (Highways Act 1980)

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

Martin Green
Principal Officer
05 June 2018