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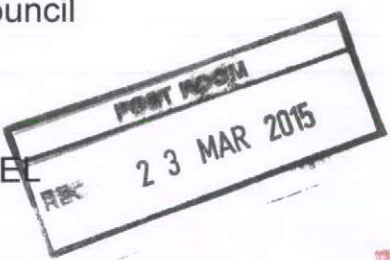
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Date: 17 March 2015

Mr R Weaver
Head of Regulatory Services
High Peak Borough Council
Town Hall
Market Place
Buxton
Derbyshire SK17 6EL



Dear Mr Weaver,

**Proposed Residential Development
Hillside, Wooley Bridge**

I refer to the above outline application that has recently been forwarded to this Authority for highway comments together with previous correspondence concerning development of this site. It's noted that this is a resubmission of application ref:HPK/2014/0608 with Landscaping being the only Matter reserved.

The proposed access with the A57 demonstrated on drawing. no. 202 is of adequate width and provided with acceptable visibility splays. The intention to provide a drainage barrier to prevent surface water run-off from the site is noted and it's assumed that this will discharge appropriately into the site.

As the existing vehicle access to Hillside will be made redundant by the proposals, this will need to be formally closed by reinstating the existing footway and kerb to an appropriate level. This Work may require the developer to enter into an Agreement under Section 278 of the Highways Act 1980 with the Highway Authority.

The presence of a roadside bin store suggests that refuse vehicles will not need to enter the site therefore the proposed shared driveway and turning head layout demonstrated is considered acceptable as this would be suitable for use by other service and delivery vehicles that may regularly visit the site.

The proposed level of off-street parking provision is acceptable.

Therefore, subject to inclusion of the following Conditions, the Highway Authority has no objections to the proposals:-

- 1. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage



of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

2. Before any other operations are commenced a new vehicular and pedestrian access shall be created to Brookfield Road (A57) in accordance with the approved application drawings, laid out, constructed and provided with 2.4m x 54m exit visibility splays in either direction, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
3. The access, the subject of Condition 2 above, shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided on either side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level.
4. Prior to the occupation of any part of the new development, the existing vehicular access to Brookfield Road (A57) shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.
5. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking/ manoeuvring of residents/ visitors/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.
6. There shall be no gates or other barriers within 6.0m of the nearside highway boundary and any gates shall open inwards only.
7. The proposed shared access drive to Brookfield Road (A57) shall be no steeper than 1 in 14 for the first 6.0m from the nearside highway boundary and 1 in 10 thereafter.
8. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii include a timetable for its implementation; and
- iii provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

In addition, the following Notes may be included for the information of the applicant:-

- a. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via email ETENetmanadmin@derbyshire.gov.uk, the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp or telephone Call Derbyshire on 01629 533190
- b. The Highway Authority recommends that the first 6m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner
- c. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- d. Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Strategic Director of Economy Transport and Environment at County Hall, Matlock (tel: 01629 538658). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

- e. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (eg; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
- f. The application site is adjacent to a Public Right of Way (Bridleway number 177 Glossop on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Strategic Director of Economy Transport and Environment at County Hall, Matlock (tel: 01529 580000 and ask for the Rights of Way Officer).
- g. Under the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, all works that involve breaking up, resurfacing and / or reducing the width of the carriageway require a notice to be submitted to Derbyshire County Council for Highway, Developer and Street Works. Works that involve road closures and / or are for a duration of more than 11 days require a three months notice. Developer's Works will generally require a three months notice. Developers and Utilities (for associated services) should prepare programmes for all works that are required for the development by all parties such that these can be approved through the coordination, noticing and licensing processes. This will require utilities and developers to work to agreed programmes and booked slots for each part of the works. Developers considering all scales of development are advised to enter into dialogue with Derbyshire County Council's Highway Noticing Section at the earliest stage possible and this includes prior to final planning consents.
- h. The Flood and Water Management Act (FWMA) came into force in 2010 and designated Derbyshire County Council (DCC) as a Lead Local Flood Authority (LLFA). The FWMA also establishes DCC as a SuDS Approval Body (SAB). When enacted (Schedule 3 FWMA), DCC (the SAB) will have responsibility for the approval and maintenance of proposed drainage systems in new developments and redevelopments across Derbyshire and approval must be given before construction can commence. Unfortunately until the enactment of Schedule 3 of the FWMA, the County are unable to adopt or maintain such features. It is also believed that this Authority will not retrospectively adopt any such features that have been granted planning in advance of the SAB.

Yours sincerely



Highways Development Control