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Our ref: 82010260/HDC/SL/27058
Your ref: HPK/2021/0051
Date: 27 April 2021

Dear Mr Haywood

**Proposal : Construction of a Terrace of 5 No. New Houses
Land Adjacent No. 149 High Hill Road, New Mills**

App. Ref. : HPK/2021/0051

The above application has been forwarded to this Authority for highway considerations and I have the following comments to make :-

The proposal would provide a new access onto High Hill Road and the Highway Authority has reservations regarding exit visibility (2.4m x 43m required based on 30 mph speed limit) and forward visibility of a vehicle waiting to turn right into the site. It is considered that this should be clearly demonstrated on a suitable scale drawing.

Parking space dimensions should be a minimum 2.4m x 5.5m clear of any shared/manoeuvring area. It is noted that the length is indicated as 4.8m and it is considered that manoeuvring would be tight. In addition, only one space per dwelling is proposed where generally for a two bed dwelling 2 spaces should be provided. There is, therefore, felt to be an under provision of off-street parking and whilst there are no formal parking restrictions in the immediate vicinity on-street parking would be considered to be limited given the presence of the bus stop on the opposite side of the road and the general alignment of the road in the vicinity.

Unless the applicant can demonstrate adequate visibility and forward visibility and an increase in the level of off-street parking provision the Highway Authority recommends refusal of the proposal for the following reasons.

1.The proposed development, if permitted, involving the creation of a new vehicular access to High Hill Road, would introduce traffic movements to and from the public highway at a point where forward and emerging visibility is restricted due to the width of the highway margin and the alignment of the road, thereby leading to danger and inconvenience to other highway users.

2.No adequate provision is included in the application proposals for the parking of vehicles clear of the public highway, which would be likely to result in parking on the public highway, which is against the best interests of highway safety.

3.The provision of a vehicular access with adequate visibility splays to the Highway Authority's minimum standards would involve the use of land, which as far as can be ascertained from the application drawings, lies outside the applicant's control.

Yours sincerely,

Development Control