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Mr B Haywood
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Ask for: Miss S Long
Our ref: 82010263/HDC/SL/27058
Your ref: HPK/2021/0050
Date: 27 April 2021

Dear Mr Haywood

**Proposal : Construction of 10 No. Apartments with Associated
Parking, Cycle Storage, Bin Storage and Landscaping
Land Behind No's 141 - 147 High Hill Road, New Mills**
App. Ref. : HPK/2021/0050

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

This proposal is for 10 No. apartments consisting of 8 No. 2 bed and 2 No. 1 bed.

The access width is indicated as being a minimum 3.7m although this would appear to be basically the maximum achievable.

Any layout should comply with this Authority's current design guide Delivering Streets and Places and can be accessed at <https://www.derbyshire.gov.uk/transport-roads/roads-traffic/development-control/highways-development-control.aspx>

Any access should be provided with visibility splays of 2.4m x 43m in both directions, based on a 30 mph speed limit, to the nearside carriageway channel. Such splays should not pass over third party land and be clear of obstructions greater than 1.0m in height (0.6m in the case of vegetation) relative to nearside carriageway channel level.

For this number of dwellings, the access should be a minimum width of 5.0m for a minimum distance of 5.0m into the site to allow two vehicles travelling in the opposite directions to pass thereby avoiding vehicles waiting on the highway to turn into the site or having to perform overlong reversing manoeuvres back into the site.

Given the distance the proposed apartments would be from the publicly maintainable highway the Highway Authority would also look for the provision of manoeuvring for at a minimum smaller service/delivery vehicles e.g. supermarket

delivery. Generally an area of 9m x 9m would be considered or such area as can be demonstrated as adequate by the use of vehicular swept paths.

With regard to the level of off-street parking, it is noted that only one space per apartment is indicated, measurements being 2.4m x 4.8m whereas minimum measurements should be 2.4m x 5.5m. Manoeuvring also appears tight in some instances. It is considered that 19 No. spaces should be provided for the scale of development proposed.

The lack of off-street parking could lead to the negation of any manoeuvring space provided leading to overlong reversing manoeuvres.

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,

A handwritten signature in black ink, consisting of the letters 'IT' followed by a horizontal line.

Development Control