

Attachments: P_18_1118_OA - Land at Newgate Lane (North)

From: McMahon, David
Sent: 22 October 2018 14:58
To: Chambers, Jean
Cc: Holly Drury Seebohm, Oli
Subject: FW: P_18_1118_OA - Land at Newgate Lane (North)

This proposal is to develop land between Hambrook Lodge and the Newgate Lane Diversion (NLD) for up to 75 dwellings. A single access point is proposed to be taken from 'old' Newgate Lane at an approximate midway point along the site frontage.

As the application site forms part of a larger proposal including an additional residential site to the south, the formal highways response will be given by HCC. The following comments are provided as observations only –

- Given the present status of Newgate Lane, it is considered that the proposed vehicle access can be accommodated satisfactorily, subject to a S278 Agreement. Speed data will be required to confirm that appropriate visibility splays are being provided.
- Measures to prevent access to the NLD will be required.
- As the primary non-motorised user route will be along 'old' Newgate Lane, the existing western footway should be widened to 2m and marked cycle lanes provided within the carriageway.
- As it forms part of the application site, the existing access to Hambrook Lodge should be improved by widening and surfacing at its junction with Newgate Lane.
- There appears to be no particular need in extending the new, eastern footway, south of the proposed southern crossing point.
- It is apparent from Figure 7 in the Transport Assessment that the vast majority of local facilities are to the east of the NLD and mostly accessible via Woodcote Lane and Brookers Lane for non-motorised users. As well as the need to secure a direct route from the site to the crossing of these routes over the NLD, it will also be necessary to make up these routes incorporating safety measures given their current use by vehicles. Further, given the location of schools to the east, consideration must be given to the introduction of a signal-assisted crossing of the NLD.
- It will be necessary to ensure that good connectivity is secured between the site and the further site proposed to the south.

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