

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date received	03/10/2017
OFFICER:	Robbie Steel		
PROPOSAL:	Outline application with some matters reserved for a residential development of up to 300 dwellings, new public open space, landscaping, drainage infrastructure and access.	D.C. No.	V/2017/0565 (3)
LOCATION:	Land at Newark Road, Sutton in Ashfield, NG17 5LE		
APPLICANT:	Hallam Land Management Limited, Mr Lindley		

Re-consultation

The applicant has commissioned a thorough access report, exploring the principle of access onto Coxmoor Road and its implications for the wider network as well as the development land itself.

The Highway Authority have considered the entire report but these observations focus on the principle of access onto Coxmoor Road.

The report identifies two possible locations for access. These have been reviewed and whilst optimum locations have been found, there are concerns regarding forward visibility. Whilst this appears to be acceptable in terms of visibility to the proposed junctions themselves, there is concern that queues could form to a point where the back of it does not benefit from the same forward visibility. As this would risk creating a road safety issue, such access is not considered acceptable and the Highway Authority would no longer request that land is safeguarded.

Sarah Hancock
Principal Officer – Highway Development Control

13th July 2021