

HDM Planning Application Consultation Response

HDM Case officer: Michael Patrick

Planning application number: 18/01850/FUL

Description of development:

Proposed two semi detached, three bedroom properties, including landscaping and parking.

Location:

**Land North Of Mags Newsagents Main Street Haltwhistle
Northumberland**

Date: 8th March 2019

RECOMMENDATION:

Fundamental concern (Refuse): Concerns so significant that no reasonable action is likely to address the concern.

Assessment of proposal:

- Due to the change in National Planning Policy Framework guidance, a review of the highways response to this application has been undertaken, to check whether the principle of development is still acceptable and the proposed development conforms to the principles of current NPPF guidance.
- The current and relevant NPPF was updated on 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This replaces the previous NPPF published in March 2012, and revised in July 2018.
- Highways Development Management was originally consulted on these proposals on 29th May 2018, with subsequent re-consultations received on 19th June 2018, 12th November 2018 & 29th November 2018.
- The proposals were originally assessed against the guidance published in 2012, which stipulated in paragraph 32 that development should only be prevented or refused where the impact would be severe. This NPPF was subsequently archived on 8th June 2018.
- The further re-consultations were also assessed against the guidance published in 2012,

- The location of the development is in close proximity to local amenities and transport links and thus is considered to be in a sustainable location, and conforms with NCC's parking standards, therefore this element of the development is still considered to accord with policy and current NPPF guidance
- The access to this development is already utilised by vehicles and pedestrians which enables vehicles to be parked at the rear of the buildings on Main Street, Haltwhistle. Whilst there were concerns regarding the potential highways safety impact, particularly on pedestrians, it was considered difficult to substantiate a recommendation for refusal and it would not have had a demonstrably severe impact on the highway, under the NPPF guidance published in 2012.
- It was observed on a site visit that this access is via a narrow alley with limited visibility where it joins the highway, and the effect of a vehicle having to reverse out onto the highway due to encountering another approaching from within the site would have a detrimental impact on highways safety and in particular pedestrians passing the access to the development.
- The re-consultations should have been assessed against paragraphs 108, 109 & 110 of the revised NPPF 2018, which stipulated that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, and priority should be firstly given to pedestrian and cycle movements both within the scheme and the neighbouring areas.
- Further revised guidance has been published in February 2019, which reiterates the guidance provided in 2018, and it is considered that the development does not now conform with the principles of NPPF 2019 and a recommendation of refusal could be substantiated on highway and pedestrian safety grounds.
- It is recommended that permission is refused for the following reason: "Access to the site is substandard in terms of width preventing vehicles being able to pass, resulting in the potential for vehicles having to be reversed onto the highway. Further, visibility for drivers emerging from the access onto Main Street is restricted, contrary to the best interests of highway safety. It is therefore considered that a safe and suitable access for all people could not be achieved, and as such the proposal would be contrary to Paragraphs 108, 109 and 110 of the National Planning Policy Framework".