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Date: 9 March 2017

Your ref
Our ref

Dear Sir,

Proposal: Discharge of Conditions application to construct houses and garages on Plots 1 to 9 inclusive at
Site Location: 0.64 ha of land at 7 Lakes Industrial Estate, Ealand, Scunthorpe, DN17 4JS
Application ref: PA/2015/0481 Appeal Ref APP/Y2003/W/16/3145930
Applicant: Colin Muscroft.

Appendix 3 in respect of Condition 6.

Crossing Island 1 looking north



Crossing Island 2 looking south



Crossing Islands 1 and 2



7 Lakes Caravan Park



1.0 Pedestrian Movements

1.1 The existing pedestrian crossing located at the junction of the service road to 7 Lakes Country Park and the A161 has been provided for the safe crossing for the residents of 7 Lakes Country Park to access the facilities of provided by the Village of Ealand.

1.2 It should be noted that there are 650 mobile homes on this site with a residency for 10 months of the year, therefore as the present crossing islands are considered safe in highway terms for the above number of households then a further 16 or so will have no impact on the current position.

1.3 In addition from the attached plan ref Appendix 2 Plan 1 of 2 it can be seen that all pedestrian traffic from the site can safely access the crossing island along the existing footpath from the estate road, to the A161.

1.4 It is therefore considered that as it can be demonstrated that safe pedestrian movements across the A161 are currently in place and will be retained and used in connection with the proposed development; that therefore by definition safe pedestrian movements from the proposed site can also be demonstrated.

2.0 Vehicular Access

2.1 Safe vehicular access to the site is already provided.

2.2 This is evidenced by the existing road system being adopted up to the beginning of the industrial estate road (see plan 1 of 2 herewith) the industrial estate road, having itself been built to adoption standards and to be adopted in addition to the residential housing estate road.

2.3 Thus all roads from the site to the A161 will be adopted highways and can thus be deemed to provide safe vehicular access to the site.

3.0 Footpath Improvements

3.1 Please refer photographs below which detail the improved footpath arrangements from the site to Wharf Road and Railway Station.

3.2 Photograph 1 showing new 2m footpath and Cycle way/Footpath signage bollard, heading toward crossing islands.



3.3 Photograph 2 showing end of footpath connecting to A161 footpath and signage bollard.



3.4 Photograph 3 showing signage bollards either side of crossing island 1 (refer plan)

