

## HIGHWAYS COMMENTS

### **PA/2021/2151 – Outline planning permission for residential development of up to 390 dwellings with associated infrastructure. Land west of Brigg Road and south of Horkstow Road, Barton upon Humber**

Further to the comments previously made, I have reviewed the additional information that has been submitted and would offer the following comments.

I am aware that concerns have been raised about the potential trip generation from this development and the impact that this will have on the existing highway network. However the location of the site, means that it can be accessed from various directions, thus dispersing the impact of development traffic on the existing highway network. This should minimise the impact of development traffic on the A1077, particularly the Hungate mini-roundabout. I am aware from other studies that have been undertaken, that these have identified Hungate mini-roundabout is at capacity and have proposed signalling the junction, as a solution. Assuming this was implemented, this would provide sufficient capacity for an additional 190 dwellings (in addition to those already committed), before the junction would again reach capacity. As I understand it, this would be on the A1077 Ferriby Road approach arm in the peak. Therefore, although the size of the development exceeds the 190 dwelling threshold, from the modelling information in the Transport Assessment submitted with the above application, it is extremely unlikely that pm peak development trips would be travelling along the A1077 to Hungate mini-roundabout. I am therefore satisfied that the proposed development would not have an adverse impact on the Hungate mini-roundabout and as such am not seeking any S106 contributions for this junction.

It is worth noting that although no significant S106 highways contributions are requested, the applicant will be upgrading the single carriageway section of Tofts Road, through a S278 agreement and has agreed a generous S106 contribution for public transport.

I would therefore recommend that the following conditions are applied to any planning permission that you may be minded to grant:

1. A Phasing Plan shall be submitted to and approved in writing by the local planning authority before submission of the first reserved matters application, which shall show the phases in which development is to be carried out, including details on the broad number of dwellings to be provided in each phase and the associated highway works for that phase, both on and off-site. The development shall thereafter only be carried out in accordance with the approved Phasing Plan.
2. No development shall take place until details of junction improvement works within the adopted highway including:
  - a. The site access on Brigg Road
  - b. The site access on Tofts Road/Horkstow Road

have been submitted and approved in writing by the LPA. Thereafter, the approved scheme shall be implemented before any dwelling is occupied. The schemes shall be implemented on site in accordance with the approved details.

All works submitted for approval shall comprise of full engineering drawings that have been subject to a Stage 2 Safety Audit.

3. No development shall take place until details showing the following:

- a. Proposed bus stop infrastructure within the site
- b. The provision of cycling facilities, designed in accordance with LTN 1/20
- c. The provision of a footway on the northern side of Horkstow Road, which connects the two existing facilities
- d. The provision of a footway along the site frontage on Brigg Road and how it will connect into existing facilities on Brigg Road
- e. The provision of all other footway/cycling infrastructure on site
- f. Proposed lighting scheme at the Tofts Road/Horkstow Road access.
- g. Street lighting throughout the development

Have been submitted to and approved in writing by the LPA. Thereafter the agreed works shall be carried out in complete accordance with the approved details and the phasing plan approved under Condition 1, unless written approval is given by the LPA for any variation to the approved scheme.

4. No development shall take place until details of the proposed improvements to Tofts Road, including details of carriageway widening, drainage, street lighting, footways, and timescales for implementation, have been submitted to and approved in writing by the LPA. All works submitted for approval shall comprise of full engineering drawings that have been subject to a Stage 2 Safety Audit. Once approved, all works shall be implemented in accordance with the approved details and phasing plan agreed by Condition 1
5. No development shall take place until details showing the following:
  - a. The provision of additional street lighting on Brigg Road across the site frontage, up to and including the point where the amended speed limit is to be positioned
  - b. The provision of signage and lining, including gateway features on Brigg Road, to facilitate the development and amended speed limit.

have been submitted to and approved in writing by the LPA and thereafter implemented on site in accordance with the phasing plan approved under Condition 1.

6. HC13
7. HC14
8. HC22
9. HC25
10. HC26
11. HC28
12. HC29
13. HC30
14. HC31
15. HC32
16. HC39
17. HC40
18. HC42
19. HW1

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