

**Your ref:** 17/01449/MREM

**Our ref:** TD/D4/833

**Highways and Transportation**

Transport and Development  
County Hall, Northallerton  
North Yorkshire DL7 8AH

**Contact:** James Kennedy

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

19 January 2017

Dear Gary,

17/01449/MREM – ERECTION OF 225 DWELLINGS COMPRISING 15 No. 5 BEDROOM, 44 No. 4 BEDROOM, 90 No. 3 BEDROOM AND 22 No. 2 BEDROOM DWELLINGS AND 54 No. 1 BEDROOM APARTMENTS TOGETHER WITH ASSOCIATED LANDSCAPING, PUBLIC OPEN SPACE TO INCLUDE CHILDREN'S PLAY AREA, HIGHWAYS IMPROVEMENTS, A BALANCING POND AND ALLOCATION OF LAND FOR USE OF THE EXISTING PRIMARY SCHOOL

I refer to your recent consultation regarding the above application. Comments are as follows :

1. The internal estate road and housing layout shown on drawing no G/K/SL/01 has not taken into account the layout of the proposed access onto the A170 and changes to the lay-by road, shown on drawing GLD01358/201 P2.
2. In accordance with North Yorkshire County Councils parking policy, the minimum provision for car parking is 1 space for all 1 and 2 bed dwellings with a minimum of 2 spaces for 3, 4 and 5 bed dwellings. The proposed layout fails to meet these requirements and may result in on street parking issues.
3. For garages to be considered as a formal car parking space the minimum internal dimension should be not less than 6m x 3m.
4. Forward visibility splays should be provided around the tight bends, adjacent to plots 14, 111 and 144.

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5. A relatively long straight section of road has been provided between plots 116 and 144, this is likely to lead to inappropriate vehicle speeds and the layout should be amended, or traffic calming measures provided to restrain vehicles speeds.
6. Trees must be set back a minimum of 1.5m of any footway and 2.5m of any road which is intended to become highway maintainable at the public expense. The design of the street lighting will also need to be taken into account when positioning any new trees.
7. A number of paths from the landscape areas do not connect to the proposed footway network, for example at plot 194 and 209.
8. A number of footways appear to lead to pedestrian crossing points across ramps. The footways should be amended to allow crossing points clear of any ramps.
9. Long sections and surface finish proposals, including the position of any ramps or rumble strips should be provided for the internal estate roads along with full highway construction details and drainage proposals.

#### Offsite Highway works

1. The works on the A170 should include the provision of a new 40mph gateway feature and bus shelters for the bus stops
2. Details of the proposed street lighting for the A170 and lay-by should be provided.
3. Alterations to the existing lay-by should include an upgrade to the current residential road standard, appropriate carriageway construction with street lighting and surface water drainage.
4. Full highway construction details and drainage proposals should be provided for all off site highway works.
5. The visibility splay at the access to Dunromin taking into account the proposed widening on the A170 should be shown.
6. Appropriate barriers at the end of the emergency link should be provided

I look forward to receiving amended details.

Yours sincerely

James Kennedy  
Transport and Development