

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

<b>DISTRICT:</b>	Ashfield	Date received	27/01/2025
<b>OFFICER:</b>	Daniel Lane		
<b>PROPOSAL:</b>	Two storey dwelling	D.C. No.	V/2025/0016
<b>LOCATION:</b>	202 Mansfield Road, Selston, Nottinghamshire, NG16 6BB		
<b>APPLICANT:</b>	Mr David James		

This planning application proposes a new 4+ bedroom dwelling on garden land at 202 Mansfield Road, Selston. Access would be taken from the Portland Road frontage. Portland Road is a classified road, the C118.

Three car parking spaces are illustrated, with both spaces and the adjacent aisle having appropriate geometry, which would satisfy the minimum requirement set out in the local planning authority's car parking standards.

No visibility splay is shown along Portland Road to the south-east of the site access. The site layout plan should be amended to show a 2.4m x 43m visibility splay to the south along Portland Road.

Visibility is available to the north-west of the access from a 2.4m minor road visibility setback distance to the centreline of Portland Road where it meets Mansfield Road. All vehicles turning into Portland Road from Mansfield Road are visible from the proposed access. The proposed site access would therefore have adequate visibility towards Mansfield Road.

The applicant shows planting on the highway side of a wall set back 2.4m from the carriageway edge on Portland Road. The highway authority's preference would be for visibility splays, including the proposed pedestrian splays to be hard paved to prevent future obstruction by vegetation.

Showing a splay from a 2.4m setback distance to the centre line of Portland Road where it meets Mansfield Road may avoid, or at least minimise, the need for changes to the existing site boundary treatment to the north of the proposed access.

A dropped kerb footway crossing will be required at the access onto Portland Road. That must be the full width of the driveway plus two dropper kerbs, constructed to highway authority specification.

Provision must be made for measures to prevent the unregulated discharge of surface water from the driveway onto the public highway.

Secure, covered cycle parking spaces should be provided at a rate of 1 space per bedroom. Secure cycle equipment storage space should also be provided.

Bin storage space should be shown.

The highway authority recommends that this planning application should not be determined until the above issues have been addressed. The highway authority will comment again following receipt of further details.

SD; NCC HDC; 3/2/25.