

Highways Development Control

Standing Advice

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Highways Development Control Standing Advice for Planning Applications

Economic & Community Infrastructure Operations

**Traffic & Transport Development Group – PP B2W
Somerset County Council
The Crescent
Taunton
Somerset
TA1 4DY**

Tel: 0300 123 2224

Email: highwaysdevelopmentcontrol@somerset.gov.uk

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Revision History

This document has the following history:

Version Nō	Version Date	Summary of Changes	Changes
1.0	01/06/2013	First Publication	
1.1	01/06/2015	Two year review and minor changes	Formatting changes and amendments within sections/ paragraphs/clauses: 1.1; 1.3; 4.1 (2, 3 & 8); 7.1 (1 & 3); 8; 10, 10.2; and Appendix 11.4.
1.2	29/06/2017	Two year review and minor changes	Formatting changes and amendments within sections/ paragraphs/clauses: 1.1; 1.2; 1.3; 3.1; 3.2; 4.1; 5.1; and Appendix 11.4

Approvals

This document requires the following approvals:

Version No.	Name	Title
1.0	Helen Vittery	Service Manager – Planning Liaison & Estate Roads
1.1	Helen Vittery	Service Manager – Planning Liaison & Estate Roads
1.2	Helen Vittery	Service Manager – Highways Development Management

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1 INTRODUCTION

1.1 Outline

Somerset County Council at the full committee meeting on 20th February 2013 resolved to issue 'Standing Advice' in response to minor planning application consultations.

There are seven planning authorities within Somerset, including the County Council (who has responsibility for the determination of minerals extraction, waste management and disposal, and Regulation 3¹ planning applications e.g. schools, libraries, and other County Council development applications) and Exmoor National Park.

Standing Advice will form the substantive response of the Highway Authority to a planning consultation, in a generic format. The direction to use Standing Advice does not mean that there is no highway reason for objection to an application, but rather that it will be for the Local Planning Authority to determine whether or not a proposal complies (or can be conditioned so as to comply) with the advice, and therefore whether or not planning consent should be granted.

This document indicates those applications to which this Standing Advice is likely to apply. It gives guidance to the Local Planning Authorities in order that they may determine those minor planning applications which the Highway Authority indicates this Standing Advice applies to.

Standing Advice may also be used to inform pre-application considerations for small scale development proposals (domestic extensions etc. as per 1.3) although the Highway Authority will make a final determination when formally consulted on a planning application.

Irrespective of the grant of planning consent by a Local Planning Authority, the necessary licences will need to be secured from the Highway Authority, to allow works on or adjacent to the public highway. Developers are also advised to ensure that the correct checks have been undertaken (including Road Records, utilities, etc.).

¹ Section 316 of the Planning and Compensation Act 1991 and the 1992 regulations made under that section

1.2 Consultation Process

Currently, registered planning applications are made available weekly to the County Council for consultation. In some of the planning authority areas these are 'pre-selected' by the Local Planning Authority who determines which applications require Highway Authority input.

This document indicates those applications that will no longer be likely to require a unique Highway Authority response to inform the development management process. It provides the advice necessary for a Local Planning Authority to make a determination.

Consultations will still take place on a weekly basis, with the Highway Authority commenting by electronic communication methods on those applications registered by the Planning Authority.

This consultation will include indicating to the Local Planning Authority those applications that require 'no observation'; those to which 'Standing Advice applies'; and those where the response will be 'requires further consideration'.

Where the Highway Authority considers that an application 'requires further consideration' plans will be required. Where these are not printable from the website, to scale, at either A4 or A3 size, hard copies will be required from the Local Planning Authority for the undertaking of the consultation process.

1.3 Applications to Which Standing Advice Applies

The Highway Authority will continue to make 'no observation' on any planning application that has no impact on the highway network.

Those minor applications where Standing Advice is likely to apply will include but may not be limited to:

- (1) Householder extensions (conservatories, small rear extensions, etc.)
- (2) Householder applications including new or altered accesses
- (3) New single (or a pair of) dwellings
- (4) Changes to parking arrangements (e.g. COU of garage, extension over a car port or parking space, etc.)
- (5) Agricultural buildings or accesses
- (6) Barn conversions

- (7) Gypsy and Traveller sites
- (8) Advertisements and signs

The Highway Authority is likely to direct that it is appropriate to use this Standing Advice where it considers that traffic volume and the nature of the highway is such that traffic speeds are sufficiently constrained. Many roads or streets have a sense of place but higher speed limits often apply. The nature of such a highway and its setting means that the actual speed of traffic may be much lower than the posted speed limit. Speed survey data, or observation on site, can help to inform this judgement. Visibility splays should then be provided as per this guidance.

If however, a minor application as listed above is considered by the Highway Authority to have a significant impact on the highway network, (highway safety implication, access to a classified or high speed road, or other conflict which is not covered by Standing Advice, etc.) then the Highway Authority may choose to comment in greater detail. This will be indicated through the initial consultation process.

2 TRANSPORT SUSTAINABILITY

2.1 Outline

It is for the Local Planning Authority to determine if the development is appropriately located, having regard to the development limits as identified in the adopted Local Plan/Core Strategy.

3 DESIGN REQUIREMENTS/DETAILS

3.1 Visibility Splays

Where accesses and junctions are to be formed, this advice considers that Manual for Streets is the appropriate guidance for visibility splays (**Appendices 11.1 & 11.3**) unless otherwise stated.

Visibility splays should be determined by the posted speed limit, unless physical measures, speeds or change is agreed by the Local Planning Authority.

There may be occasions where the Highway Authority recommends that Standing Advice applies to an application, but that an alternate (Design Manual for Roads and Bridges) visibility splay is more appropriate. Under these circumstances, the visibility splay requirements will be clearly defined with the initial consultation response.

3.2 Pedestrian Visibility

Where a new pedestrian access is proposed, it is necessary to ensure that adequate visibility splays are provided. These will be 2.4m x 2.4m and will be provided to the rear of the footway, or where the access meets the carriageway edge (**Appendix 11.2**).

3.3 Surfacing and Drainage

Adequate provision shall be made to ensure that surface water does not drain onto the public highway. Equally any new access shall be designed to ensure that highway water does not drain onto the development site.

4 CREATION OR ALTERATION OF A DRIVEWAY

4.1 Requirements

- 1) In Somerset up to two dwellings may be served by a driveway. This advice will therefore apply, provided that the proposal does not constitute the laying out of a street. As defined within the Highways Act 1980.
- 2) Visibility splays shall be in accordance with Manual for Streets visibility splay criteria (**Appendix 11.3**) unless otherwise stated. The visibility splays will be required to be provided within the control of the applicant, which is allocated within the red/blue lines of the applicant's boundary or highway land.
- 3) Any access for a single residential unit should have a minimum width of 3.0 metres. Where an access serves more than one unit, adequate width to pass two vehicles should be secured. It is recommended that a minimum width of 5.0 metres be provided over a minimum length of 6.0 metres.
- 4) The gradient of any driveway shall not exceed 1 in 10, for at least the first 6.0 metres from the edge of the adopted highway.
- 5) Any new or altered access, must be consolidated or surfaced for at least the first 5.0 metres of its length, as measured from the edge of the adjoining carriageway, (not loose stone or gravel).
- 6) Positive drainage shall be provided, to prevent the discharge of water from private land to the adopted highway. It may also be considered necessary to take measures to prevent the 'run off' of water from the adopted highway onto private land. Details of such an arrangement should be approved by the Highway Authority prior to implementation.
- 7) Any entrance gates shall be hung to open inwards and shall be set back a minimum distance of 5.0 metres from the carriageway edge. Gates for pedestrian only access should be hung to open inwards.
- 8) Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation or alteration of an access to the highway will require a Section 184 Permit. This must be obtained from the Highway Service Manager at one of the following Area Highway offices:

Taunton Deane Area Highways Office

Address: County Hall, Taunton, Somerset, TA1 4DY

Email: countyroads-tdeane@somerset.gov.uk

West Somerset & Exmoor National Park Area Highways Office

Address: Mart Road Industrial Estate, Minehead, Somerset, TA24 5BJ
Email: countyroads-westsom@somerset.gov.uk

South Somerset Area Highways Office

Address: Mead Avenue, Houndstone Business Park, Yeovil, Somerset, BA22 8RT
Email: countyroads-southsom@somerset.gov.uk

Mendip Area Highway Office

Address: Wells Road, Glastonbury, Somerset BA6 9AS
Email: countyroads-mendip@somerset.gov.uk

Sedgemoor Area Highways Office

Address: Dunball Industrial Estate, Bridgwater, Somerset, TA6 4TP
Email: countyroads-sedgemoor@somerset.gov.uk

The Area Highways Offices are contactable on the following telephone number No. 0300 123 2224. Applications for such a permit should be made at least four weeks before access works are intended to commence.

5 FORMATION OF AGRICULTURAL ACCESS

5.1 Design

Please refer to the standard detail for an agricultural access ([Appendix 11.4](#)). This shows the layout of an acceptable agricultural access.

6 PARKING AND TURNING REQUIREMENTS

6.1 Parking

- 1) The parking provision for developments should be in accordance with the adopted SCC parking strategy (**Appendix 11.6**).
- 2) The requirements for parking space and garage dimensions are also contained within the adopted SCC parking strategy and should where possible be adhered to (**Appendix 11.7**).

6.2 Turning

- 1) Turning will be required, independent of the necessary parking provision where an access is onto a classified road.
- 2) Turning diagrams are provided (**Appendix 11.8**).

7 HIGHWAY LIMITS AND RIGHTS OF WAY

7.1 Information

- 1) It is incumbent on the applicant and Local Planning Authority to check for conflict with any adopted highway including public Rights of Way.
(For information on adopted highway limits and specific Rights of Way routes, please contact 0300 123 2224)
- 2) Development (including advertisements and signs) is NOT permitted on the adopted highway.
- 3) Any impact on a Right of Way should be discussed with the Rights of Way team at Somerset County Council (contact details as above).

8 SIGNAGE, LIGHTING AND ILLUMINATION

8.1 Signage Details

Any developer shall ensure that installations do not interfere with the use of the highway or prejudice highway safety by distracting or confusing road users; or by causing dazzle, glare, etc., due to their size, detailing and/or proximity to the public highway.

9 ADDITIONAL INFORMATION

9.1 Overhanging Signage, Vegetation, etc.

Signs, awnings, etc. overhanging the highway must have a minimum clearance to the bottom edge of 2.4m and must be no closer than 450mm to the carriageway edge (**Appendix 11.5**).

Roots or overhanging vegetation must not cause damage or obstruction to the highway. Planting schemes (especially those with trees) must allow sufficient protection from roots damage, as well as sufficient clearance from the highway that the seasonal vegetation growth will not become an issue or obstruct required visibility splays.

10 CONDITIONS AND REASONS FOR REFUSAL

10.1 Conditions

Where it is determined that an application does not lead to a highway safety concern, it may be necessary to condition those elements that should be secured in perpetuity.

These are likely to be visibility, layout, parking, turning, etc.

10.2 Reasons for Refusal

Where the requirements of this Standing Advice cannot be satisfied, it may be necessary to refuse the planning application on highway safety grounds.

Should the Local Planning Authority decide to refuse an application for highway reasons in accordance with this Standing Advice, it is recommended that officers confer with the Highway Authority prior to issuing a refusal notice. This should assist in the event of an appeal being made.

11 APPENDICES

11.1 Visibility Diagrams

Details the requirement and specification for X and Y coordinates for a vehicular access.

11.2 Pedestrian Visibility Diagram

Diagram indicating the dimensions of a pedestrian visibility splay.

11.3 Visibility Splay Requirements

Vehicular visibility requirements are taken from Manual for Streets publications, which indicate appropriate sight stopping distances commensurate with vehicle speeds.

11.4 Agricultural Access Details

Diagram indicating the construction geometry for the creation of an agricultural access.

11.5 Signage Vertical Clearance

Design Manual for Roads and Bridges extract.

11.6 Somerset County Council – Parking Strategy

Somerset County Council – Parking Strategy adopted September 2013.

11.7 Parking and Garage Dimensions

Somerset County Council – Parking Strategy adopted September 2013.

11.8 Vehicle Turning Dimensions

Somerset County Council – Diagrams.

**To request this document in an alternative format
please contact us:**

Tel: 0300 123 2224

Email: highwaysdevelopmentcontrol@somerset.gov.uk



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