

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

16 DECEMBER 2020

Item 6 – 20/P/1078/FUL - Land accessed from Wentwood Drive, Weston-super-Mare

Additional highways assessment

A further assessment has been undertaken of concerns raised about highways safety at the junction of Wentwood drive and Totterdown lane.

The development of 50 homes on Wentworth Drive 15/P/0983/OUT was allowed on appeal and the highway safety concerns were addressed as part of that appeal with the following road safety improvements;

- Totterdown Rd/ Wentworth Drive junction build-out to improve visibility
- Provision of a footway on the eastern side of Totterdown Rd
- Traffic calming measures on Totterdown Rd

The issue of the highway impact of the housing development was addressed by the Inspector in paragraph 32 of the appeal decision on that development.

In respect of the woodland pre-school, a previous application (no.19/P/0525/FUL) was refused and in the subsequent appeal, the Inspector concluded that the parking provision was adequate and the impact on the local highway network was acceptable. The Inspector did however consider that the turning arrangements within the site were not safe or adequate and could result in users choosing to park off-site. This aspect has been addressed in the current application so it would therefore be unreasonable to raise highway safety issues of the junction of Totterdown Road and Wentworth Drive as potential reasons for a refusal in this case.

Whilst the proposed development will no doubt make the roads in the vicinity busier and may be an inconvenience to local residents, the highway impact cannot be considered as severe which is the test in the NPPF which is the national guidance for assessing such impacts. As such a highway safety reason for refusal would not be justified.

Additional Third Party comments

One additional letter of objection has been received. No new points are raised.

Amendment to recommendation:

Following a review of the proposed conditions, it is considered that an additional condition 12 should be added to restrict the number of children at any one time to 24.

Additional condition (12) is recommended:

12. The number of children at the forest pre-school and forest holiday club hereby approved shall not exceed 24 at any one time.

To limit numbers in the interests of highway safety and to protect the character of the area, and in accordance with policies DM24, DM28, DM32 and DM69 of the North Somerset Sites and Polices Plan part 1