



HIGHWAY DEVELOPMENT CONTROL COMMENTS

Application No.	23/0106
Site Address	THE ALLENS CENTRE, HILTON ROAD, WILLENHALL, WV12 5XB
Proposal	Outline: Residential development of up to 59 dwellings. (Near to PROW NDA151)
Drawing No	
Date	23 rd March 2023

The application looks for Outline consent with All Matters Reserved for a residential development of up to 59 dwellings.

Whilst the Highway Authority generally supports the redevelopment of the site for housing, the Highway Authority **Raises the following technical Concern** at this stage;

1. The red line boundary fails to include public highway which will need to be modified as part of the development.

The red line boundary shall be revised to include the public footway across the site frontage, where an existing redundant access will need to be removed, and the existing bellmouth access which will need to be significantly modified.

Comments on the Indicative Masterplan SK04 Rev A

1. The extensive use of continuous blocks of side by side parking spaces is over dominant and will result in overly long dropped kerbs running for 20/30 metres. This should be broken up into smaller blocks with 5 metre gaps to allow sections of full face kerb for visitors to park on-street.

2. The site access road retains an awkward kink as you enter the development. Would it not be better to reposition the site access further south to straighten up?

Other details required under Reserved Matters

1. The Flatted elements shall have covered, secure and illuminated cycle shelter facilities and adequately sized and accessible Recycling / Refuse Bin Storage facilities.

2. The Flatted elements parking areas shall provide at least one disabled parking bay (10%).

3, Any 'Shared Space' elements shall have segregated footway linking all dwellings to the adoptable footway network.

4. The access road and associated footways and link footpath shall be offered for adoption as Publicly Maintainable Highways via a S38/278 highways agreement.

Highways Development Control