Dear Sirs

Proposal: Application under Regulation 3 (Town and Country Planning General Regulations 1992) for alterations and single storey extensions to Visitor Centre together with modifications to existing car parking areas, creation of additional car parking areas, proposed paths and erection of a dark skies viewing/bird hide building

Location: Sutton Bank Visitor Centre, Sutton Bank

Applicant: Mr Michael Graham

Thank you for your consultation on the above application. I have looked at the documents submitted in support of the application and my comments on the documents are as follows:-

1. I have concerns about the arrangements whereby the exit for the existing (but enlarged) west car park and entrance to the proposed north-west car park will create a cross-roads situation with the existing public highway and thereby give rise to potential conflicting traffic movements which would not be in the interests of highway safety. The recommended arrangement here would be to stagger the exit and entrance access points so that they would work with the flow of the west-to-east one-way traffic system along this length of public highway, and that they should be designed to prevent any visitor traffic inadvertently undertaking a left or right turn out of these respective car parks.

2. The exit access from the main car park should not have a left-side radius as this would potentially encourage traffic to turn against the one-way system. The current geometry should be duplicated as a basis for the new position.

3. The new section of footway from the main car park exit to the existing echelon parking area will require kerbing and drainage provision to specification.

4. The existing overflow access should have an increased radius provided to the east side to cater for the additional traffic as it will also serve as the exit point for the new north-west car park and defined coach parking areas.

5. A plan should be provided for consideration showing all the proposed signing of prescribed highway signs allied to the revised and new access points along the one-way section of public highway.

Continued
I await amended documents before making a formal recommendation.

Yours faithfully

Stephen Boyne
Project Engineer

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