

## **HIGHWAY AUTHORITY RECOMMENDATION**

**P/FUL/2023/05051**

**Land East of Lidl, E 386789 N 123117, Christys Lane, Shaftesbury**

I refer to the additional information, in respect of the above planning application, received on 29 December 2023.

The applicant has confirmed that the use of the service layby will be relatively low. They have also provided trip predictions to give an idea of the likely pedestrian movements to and from the site using the existing infrastructure in the locality.

The site is to be accessed from the private road that serves Lidl and is provided with visibility splays that accord with the guidance provided by Manual for Streets (MfS). The existing access stub built as part of the Lidl development will be modified to become a servicing layby for the proposed development. The new access has been designed to allow two vehicles to safely pass without conflict, ensuring that the free flow of traffic into the adjacent supermarket car park is maintained.

Parking demand data from other Churchill Retirement Living developments has been used to determine the amount of car parking to be provided - 14 spaces will be available for the proposal.

A buggy store is to be located adjacent to the pedestrian crossing point and will provide space for 6 buggies.

The Highway Authority considers that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 110 and 111 of the National Planning Policy Framework (NPPF) - September 2023.

The Highway Authority has NO OBJECTION, subject to the following conditions:

### **Access, turning and parking**

Before the development is occupied or utilised the access, turning and parking areas shown on Drawing Number **10127SB-PA01 A** must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

### **Buggy parking**

Before the development is occupied or utilised the buggy parking facilities shown on Drawing Number **10127SB-PA01 A** must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities.

### **Cycle parking scheme to be submitted**

The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

**Service layby scheme to be submitted**

The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed surfacing of the service layby is submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained and available for the purpose specified.

Reason: To ensure the proper construction of the service layby.

**Steve K Savage**  
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**Highways**  
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