

Report to Planning Committee

3rd December 2024

Highway access and safety, Baldwins Gate

At the 8 October meeting of the Planning Committee members considered a reserved matters application in respect of a residential development scheme at Baldwins Gate.

APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. BELLWAY HOMES LIMITED. 24/00313/REM

Although it was made clear that highway safety matters were not a consideration in the context of the determination of the application before them invited public speakers did raise concerns and Committee members took the opportunity to respond to these.

Members duly approved the reserved matters application but also resolved that the Chair write a letter to Staffordshire County Council Highways asking them to review the access arrangements and revisit the scheme after twelve months in terms of highway safety.

At the 5 November PC meeting Cllr Holland requested that the minute of the 8 October meeting be amended to request that County Highways review the access arrangements and highway safety and that when the Chair received an answer to his letter, could members of this Committee receive a copy.

The Chair has written to the Highways Authority and subsequently received the following response from Mr Dale Arthur, Head of Sustainable Development:

Dear Paul

The consented highway scheme is yet to be designed by the developer. Please note that the signalised proposals are at outline stage, and a full technical submission from the developer is still required for approval by SCC. These proposals must include a Stage 2 Road Safety Audit and a review of a potential change to the speed limit. This change will need approval from the emergency services during the Traffic Regulation Order process. The scheme will also undergo separate Stage 3 and Stage 4 Road Safety Audits at completion of the works and 12-18 months post-completion.

The turn from the A51 into Hungers Heath Lane (C207)

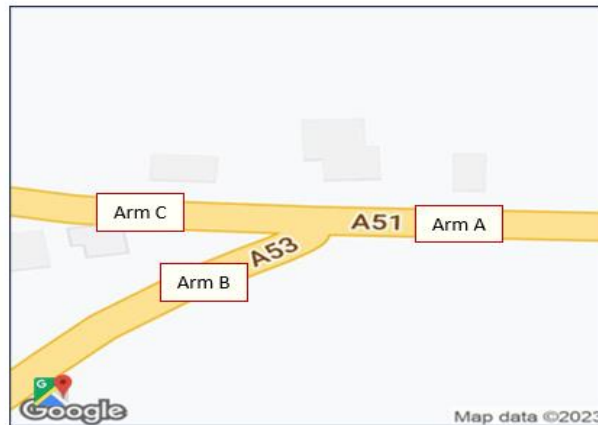
I would like to provide further information regarding the right-turn movement into Hungersheath Lane. Based on survey information gathered as part of the outline planning application, it was observed that 20 vehicles made the right turn from the A51 into Hungersheath Lane (C207) over a six-hour period. This route designated for buses, currently has no restrictions, allowing Heavy Goods Vehicles (HGV's) to use it freely. Given the low volume of traffic, these numbers cannot be considered severe according to the National Planning Policy Framework (NPPF). The route is suitable for buses, and there are no prohibitive restrictions for other vehicles.

Additional data was collected at the A51/A53 junction as shown below.

Loggerheads - Manual Traffic and Queue Length Survey: Thursday, 09 November 2023

Produced by Streetwise Services Ltd.

Junction: A - (East) A51 / B - A53 Newcastle Road / C - (West) A51



The survey revealed that one HGV makes this manoeuvre (arm C to B) between 7:00 and 10:00 AM, and another during the PM peak period from 16:00 to 19:00. Most HGV and bus traffic currently routes from the A51/A53 via Hungersheath Lane, and traffic data suggest that this pattern is unlikely to intensify due to the new signalised junction.

If the right-turn movements at the A51/A53 were to increase, this would impose greater skewing forces and would shorten the lifespan of the carriageway surface due to the acute angle of the junction and become a long-term maintenance problem.

In addition, please find attached a copy of the TA which supported the Baldwins Gate Farm Outline application and snapshot of Traffic flow diagrams at the A51/A53 Junctions extracted from TA . Full 2021 Traffic flow data is included with Appendix A of the TA pages 65-105.

I trust this information is helpful to you.

Kind regards