

INTERNAL MEMORANDUM  
Highways, Transport & Design

From: Highways, Transport &  
Design Manager  
To: Planning Development  
Services Manager  
FAO: Mr Simon Grundy  
CC: Planning Administration

Proposal: Application for the setting out public access in an area to be designated as a country park to include the construction of a new footbridge	Date:	14/05/18		
Location: Mount Leven Farm, Leven Bank Road, Yarm	Ref:	16/3049/FUL	Rev	2

HTD Consultation		Consultation Other	
Network Safety/ Connect Tees Valley		Consultancy Practice	
Highways Network Management		Community Transport	
		Care for Your Area	

I refer to your memo dated: 29 March 2018

### **General Summary**

The Highways Transport and Design Manager considers that the proposals are generally acceptable although the Landscape Management Plan still requires some changes to ensure it is acceptable.

### **Landscape & Visual Comments**

The proposed arrangement of the Country Park as shown in the latest drawings 1505.51D and 1505.52D contained within the revised Landscape Management Plan (Rev C March 2018) are generally acceptable. The principals of footpath layout, access points and circulation, proposed new planting, and furniture elements are appropriate to the site. A number of items within the management plan require further clarification, but these may be controlled by condition as outlined below.

The submitted plans do not provide specific details of the footpath gradients and how they will be built into the slope of the land, however a number of typical details have been provided, and it is noted in the management plan that they will be DDA compliant. To ensure that a DDA compliant route is provided on site in accordance with the Country Park Landscape Plan and Management plan, it is requested that a post construction survey of the DDA footpath route be provided prior to opening of the site for public use. This can be controlled by condition, the suggested wording is included below.

To secure the long term retention and viability of the footpath it is requested that a footpath connection between the A1044 and the proposed new footbridge be added to the Council's definitive list of Public Rights of Way at the expense of the applicant. This will allow connection to

Approval		Date	Approval		Date	Approval		Date
UL Officer:	GR/SW	14/05/18	Authorised:			Authorised:		

Footpath No.2 (Yarm) and beyond to Footpath 1 (Castle Levington). The Council's Public Rights of Way Officer can provide guidance on the process for this, which should be secured by condition.

This application also seeks permission for construction of the public footbridge. Whilst an indicative drawing has been submitted, the details of the bridge have not yet been fully resolved. It is recommended that the detailed design of the bridge structure, including its construction, visual appearance, construction details and connections to the surrounding landscape and public footpaths should be secured by condition. In addition to this, a separate management and maintenance plan for the bridge will be required, which ties into the Landscape Management Plan, and include details of how the footbridge will be maintained in perpetuity including any relevant legal agreements associated with 3rd party land that may be required to gain access for maintenance. This may also be conditioned.

#### Landscape Management Plan

The revised Landscape Management Plan (Rev C March 2018) has been reviewed and it is still considered that some clarification is required, but these changes may be conditioned. It should be possible to pass any management plan to a new landscape manager or contractor and for them to be able to continue the management of that site.

There is no objection to grazing of the site by livestock, however some further information is required to clarify how this will be managed in practice on the site in relation to pedestrian circulation and even the species of trees and shrubs that can be planted.

The Management plan notes that the recommendations within the ecological appraisal will be adhered to, however only limited details have been provided. Some of the recommendations within the ecological report will be time sensitive (page 18), others, such as suggestions for grassland improvements need to be located on the site plan, and fully detailed (page 19). Other elements such as thinning of existing native scrubby woodland are included, but no details of the proposed methods are included, for example will particular species be encouraged, and others removed, will new planting in these areas be undertaken etc.

It is proposed that a meeting is arranged between the Council and the author of the management plan as soon as possible to discuss and resolve these details.

Approval		Date	Approval		Date	Approval		Date
UL Officer:	GR/SW	14/05/18	Authorised:			Authorised:		

**Informative**

UDLV11	Landscape Management Plan	<p>No development shall commence until a landscape and public open space management plan has been submitted to and approved by the Local Planning Authority. As well as setting out a timetable for its implementation, the landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5-year establishment period followed by a long-term management plan for a period of 20 years. That phase of development shall be carried out only in accordance with the approved plan.</p> <p>Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.</p>
UDVL17	DDA compliance of footpaths	<p>FOOTPATH LEVEL POST CONSTRUCTION SURVEY</p> <p>Prior to public use the developer is required to demonstrate through provision of a post construction topographic survey, that, where previously specified as such, footpaths designated as DDA compliant, comply with the current DDA legislation in terms of line, level and detailed construction. The survey information shall be submitted to and approved in writing by the LPA.</p> <p>Reason: To ensure proposed footpath is compliant with current DDA legislation.</p>
	Public Right of Way	<p>The applicant shall secure the long-term future of the footpath connection between the A1044 and the proposed footbridge by applying to include the route on the Definitive List of Public Right's of Way held by Stockton Borough Council. This shall be secured within 6 months of the footpath and bridge being opened for public use.</p> <p>Reason: To ensure the long-term retention of the pedestrian route between the A1044 and Ingleby Barwick.</p>
	Pedestrian Footbridge across the River Leven	<p>Notwithstanding the proposals detailed in the submitted documents, full details of the proposed footbridge shall be supplied and approved in writing by the Local Planning Authority. This shall include;</p> <ul style="list-style-type: none"> <li>• Detailed construction drawings for the footbridge including foundation details, ramps and other connections to the footpath network (including gradients of max 1:20);</li> <li>• Timescales for the delivery of the footbridge;</li> </ul>

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UL Officer:	GR/SW	14/05/18	Authorised:			Authorised:		

		<ul style="list-style-type: none"> <li>• Details of any 3rd party land required to facilitate the construction of the footbridge including copies of relevant legal agreements which demonstrate that the necessary rights have been secured to facilitate the delivery of the footbridge;</li> <li>• Details of any 3rd party land required to facilitate the associated connection from the bridge to the adopted highway network within Ingleby Barwick including copies of relevant legal agreements which demonstrate that the necessary rights have been secured to facilitate the delivery of the necessary linkages; and</li> <li>• Confirmation that the EA accept the bridge location and intended construction in terms of the landings, foundations, revetments and clear height above the mean water level of the River Leven, which is a main water course which is accessed by recreational craft and prone to flooding.</li> </ul> <p>Reason: To ensure that the structure and the final landforms resulting are structurally sound, compliment and do not detract from the visual amenity of the area or integrity of existing natural features and habitats.</p>
	Management and Maintenance Plan for Footbridge	<p>Full details of maintenance and management of the footbridge shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of how the footbridge will be maintained in perpetuity including any relevant legal agreements associated with 3rd party land that may be required to gain access for maintenance. This shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.</p> <p>Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.</p>

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