

License for temporary directional signs to a new housing development.

Local Authorities have a statutory duty under Section 122 of the Road Traffic Regulation Act 1984 to exercise their powers to permit or provide traffic signs so as to secure the convenient, expeditious and safe movement of traffic while having regard to amenity.

Developers are required to comply with the following guidelines and may be permitted to erect signs advertising the location of a development if they meet certain conditions for temporary traffic signs for new developments.

- i) The development includes a minimum of 20 bedrooms.
- ii) The developer or their contractors public liability insurance shall indemnify the council against all claims for injury, accident or damage which may arise due to the presence of the signs on or adjacent to the highway.
- iii) The signs conform to the drawings 2701 and 2701.1 of The Traffic Signs Regulations and General Directions 2002 (the house symbol in black on a yellow background).
- iv) Each sign is mounted a minimum of 2.1 metres above the carriageway/footway/verge and the sign is at least 0.45 m from the edge of the carriageway.
- v) Details of the location, number, wording and method of fixing of the signs, along with proof of the developers or their contractors public liability insurance must be provided to the council for approval prior to permission being granted. Only the minimum number of signs necessary will be approved. In most cases, this is likely to be the minimum number of signs required to direct from the nearest classified road and can be no further than 800m from the development site.

The Highway Authority has the powers under Section 132 of the Highways Act 1980 to remove any unauthorised signs from the public highway if they are considered to be a potential hazard to highway users.

If the developer erects further signs without the approval of the council then these signs will be removed at the developer's expense together with all the authorised signs approved by the Council as part of the licensing procedures.

- vi) The signs shall be removed within 3 months of the sale of 80% of the properties or at the latest not more than 6 months after completion of the housing development to which it refers.
- vii) No costs associated with the maintenance or removal of the signs shall be borne by the council.
- viii) Any damage to existing furniture arising from the erection of the temporary signs will be repaired and the costs recharged to the developer.