

Temporary house builder's yellow 'direction' development signage also known as "AA Signs"

	<p>"AA type" signs don't need planning consent as they have "deemed consent" but their location, type shape, size and height all need agreed with the Roads Authority before they can be erected on the roadside. They are only valid for six months, unless permission is extended, must be independently insured and should be removed once the development has matured or has sold more than 80% of the properties</p> <p>There are specific rules/ regulations governing all road signs and additionally because of the danger to operatives erecting signs from passing vehicles the work is mostly carried out by specialists like AA Signs, AG Signs or similar</p> <p>http://www.theaa.com/aasigns/, www.agsigns.co.uk</p>
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These companies know the rules and the procedures to be followed like that the signs must conform to [The Traffic Signs Regulations and General Directions \(TSRGD\) regulations](#) and be to diagram 2701 an example of which is shown below.

Diag 2701



Signs cannot contain the name of the developer, must have their location agreed with the roads authority, have rounded corners be no lower than 2.1m/ 2.3m if the sign can be cycled under, have a non reflective backing and be independently insured

Those wishing to make an application to erect signs should be aware of the following guidance that their application will be checked against

1. Temporary Directional Signs to New Housing Developments often referred to as 'AA signs', are yellow and black and show how to get to new places. They can also be used as part of a traffic management scheme for construction vehicles by including the lorry symbol.

To gain permission to erect such signs you need to liaise with the Roads Authority by showing us your proposals.

2. This should include the reason for the sign – ie signs are temporary to direct contractors or potential buyers to a new place which isn't otherwise signed. What your signs will look like by showing an example of the sign face, where you would like them and confirming they will comply with TSRGD.

3. To confirm with TSRGD they need to comply with the requirements of diagram 2701 or diagram 2701.1 in the seventh schedule to The Traffic Signs Regulations and General Directions 2002. The maximum “x” height for the sign legend is 50mm and have at least 2.1 metres headroom if over a footway 2.3m if it can be cycled under
4. Only the name of the development site is permitted on the sign – not the builder/ developer name, any phone numbers or websites
5. Sign locations should be limited to local area only, from nearest A or B road (depending on location and complexity of road network), as a guide with no more than two strategic road junctions. This can be subject to negotiations depending on the size of the development and potential impact on the road network.
6. The house builder is responsible for the manufacture, installation, maintenance and removal (and all costs involved) of all such signs.
7. The applicant should hold a minimum of £10million public liability insurance in respect for works being carried out on the highway.
8. Signs may be erected only when works begins on the site substructures and must be removed within three months of the sale of 80% of the development or within 6 months of completion of construction, whichever is sooner.
9. No signs should impede the visibility of another sign on the highway or that of drivers.
10. Separate application will need made to Transport Scotland if the application is to erect signs on a trunk road because the council can only give permissions for local roads maintained by them.
11. Yellow signs will not be permitted on posts also used by traffic signals, warning (triangular) signs or bus stop poles
12. Signs should be -
 - a. manufactured from 3mm aluminium or similar robust material
 - b. have a yellow reflective face and a non reflective rear
 - c. be erected using strong metal fixings, so they will not turn in the wind
 - d. be regularly inspected to ensure replacement of any signs which are stolen, damaged or vandalised

Applications will be considered on a case by case basis and may require the applicant to remove old signs to a former development that will otherwise cause confusion or clutter

If you know of any house builder’s directional signage that does not comply with the above guidance or are old and no longer needed – please tell us ([link](#)) so we can consider its removal