
From: Neal Chantrill <Neal.Chantrill@leics.gov.uk>
Sent: 14 March 2025 14:24
To: Grant Perks
Cc: Planning Folder New
Subject: 24/00747/HOU - The Moorings Ibstock Road Odstone Hinckley Leicestershire LE10 0QG

Hello Grant

Please find a list of issues the LHA consider have not been overcome.

The Applicant has provided a revised drawing 'Proposed Site Plan', drawing number PL-05D Rev D. Whilst the LHA consider the visibility splay to the northeast is considered achievable, LHA still have issues with the visibility splay to the southwest.

Firstly, given the speed survey findings demonstrated a speed of 33.6mph, a visibility play of 2.4m by 54m should be demonstrated. It is noted that the visibility splay as demonstrated on 'Proposed Site Plan', drawing number PL-05D Rev D demonstrates a visibility splay of 2.4m by 43m. However, the LHA also notes the visibility splay has not been drawn to a point 1m into the carriageway as mentioned within the LPAs first set of observations provided to the LPA on 27 August 2024. The paragraph has been replicated below:

*'The Applicant should also provide vehicular visibility splays in accordance with Table DG4 of Part 3 of the LHDG for the 85th percentile speed of the road. These should be drawn in accordance with Figure DG2a of Part 3 of the LHDG and should be over the Applicants or highway land, and not over third party owned **land to a point one metre into the highway**. The Applicant should also note there should be nothing over 0.6m in height within these vehicular visibility splays.'*

The LHA believe that a visibility splay of approximately 2.4m by 29m can be achieved to the southwest, this is a shortfall of 25m. Due to this shortfall the LHA would likely advise refusal due a failure to demonstrate a safe and suitable access based upon the submitted details.

The LHA would again request the possibility of purchasing / transferring land into the ownership of the Applicant to facilitate the visibility splay. However, the LHA have been made aware by the LPA that this could be ancient hedgerow which could impede the need for either removal, re-location or reduction in height to 0.6m.

The LHA are aware that either a condition or legal agreement could be explored which includes a third party. The LHA do have an issue with this approach as the third party could seek to sell the land, the new owner could then refuse to adhere to the condition or legal agreement. Thus leading to inadequate visibility splays.

The Applicant could also explore the possibility of undertaking another speed survey further to the south west, closer to the location of the proposed access. However, even if this did demonstrate slower speeds, it is no guarantee the splays would be acceptable.

The LHA will close our record and await a further response.

Kind regards,

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