

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00982/OUT

Highway Reference Number: 2023/0982/04/H

Application Address: Land To The Rear Of The Cottage 34 Keats Lane Earl Shilton Leicestershire

Application Type: Outline (with access)

Description of Application:

Outline Planning permission for residential development of up to 10 bungalows (some matters reserved except for scale and access)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Paul Batson

County Councillor: Richard Allen

Parish: Earl Shilton

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an outline application for the construction of up to 10 bungalows at land to the rear of The Cottage, 34 Keats Lane, Earl Shilton. Access and scale are to be determined at this stage.

The Applicant has submitted a Highways Report authored by Edwards & Edwards (dated September 2023) in support of the proposals.

Site Access

Access to the site is proposed off Keats Lane, an unclassified road subject to a 30mph speed limit.

Details of the site access proposals are shown on Edwards & Edwards drawing number 001 Rev A. This details an access with a dropped kerb arrangement, a 2.0m wide footway on the eastern side and 2.0m x 2.0m pedestrian visibility splays.

The Applicant has based vehicular visibility splays on an automatic speed survey, which was undertaken on Keats Lane starting on 14 March, which is accepted by the LHA. The length of the visibility splays have been calculated based on Manual for Streets guidance and while this methodology is considered acceptable given the location of the site, the Applicant has not provided the raw data for the survey, or a location plan as to where the survey was undertaken. This information is therefore required in order for the visibility splays to be fully reviewed by the LHA. Clarification as to the year the survey was undertaken is also requested.

The LHA would also request an independent Stage 1 Road Safety Audit is undertaken of the site access arrangements and a Designer's Response provided to address any problems raised, along with a revised drawing (if necessary).

The LHA understand that the access road is to remain private and that refuse collection would be undertaken from the highway. As such, the Applicant has not provided swept path analysis of a refuse collection vehicle accessing or egressing the site and detailed a bin collection point close to the highway. Swept path analysis of a fire tender has been provided. The LHA advise that residents will have a considerable distance to transport their bins in the event refuse collection vehicles do not enter the site. While not a material planning consideration for the LHA, it is strongly advised further consideration is given to refuse collection and swept path analysis of a refuse collection vehicle (a Phoenix 2 Series - Smooth Body RCV, EURO 5i - WIDE TRACK refuse collection vehicle) is provided.

Highway Safety

Based on available records to the LHA, there has been one Personal Injury Collision recorded along the length of the adopted section of Keats Lane within the last five years. This occurred in June 2020 and was recorded as serious. No further information has been provided by the police. The LHA consider this to be an isolated incident and it is unlikely that the proposals would exacerbate the existing situation.

Trip Generation

The Applicant has given consideration to the level of vehicular trips the proposals could generate during both the AM and PM peaks (08:00 - 09:00 and 17:00 - 18:00) as well as throughout the day (07:00 - 19:00). Given the scale of development, the LHA do not require a detailed analysis of the level of trips the site could generate. Nevertheless, the LHA are satisfied that the proposals would not have a severe impact on the surrounding highway network.

Internal Layout

The Applicant has advised that the internal road network is not to be put forward for adoption. Given the layout of the development is not for consideration, this has also not been studied in detail. The LHA have however reviewed the parking provision within the site given the scale of the development is to be determined.

All bungalows would have three bedrooms, therefore the LHA advises that two parking spaces should be provided per bungalow. Based on HSSP drawing number 8883-03-03 Rev B, the LHA is satisfied two parking spaces could be provided for each dwelling and that the proposals are unlikely to generate additional parking within the extents of the public highway.

Transport Sustainability

The site is an approximate 350m walk from bus stops served by regular bus services between Nuneaton and Leicester. The site is also an approximate 850m walk to the centre of Earl Shilton.

Public Rights of Way

Public Footpath U28 runs through the proposed development site.

The Proposed Site Plan envisages diverting the footpath and the proposed route on this plan is broadly in line with the Leicestershire County Council's Public Rights of Way Guidance (PRoW) Notes for Developers as is the comment in the Design and Access Statement that The PRoW will be tarmacked in accordance with LCC requirements and include a 1m verge on both sides. The LHA therefore would have no objection to the proposals in respect of the PRoW subject to conditions in the event it was able to advise approval of the proposals in the future. However, Paragraph 100 of the National Planning Policy Framework (NPPF) 2023 requires that public rights of way affected by development are both protected and enhanced and, as with altering road accesses, that may apply outside the development site as well as within it.

The Leicestershire County Council Local Transport Plan 3 chapter 6 and NPPF paragraphs 105 and 124 about promoting sustainable travel, NPPF paragraph 92 about supporting health and well-being through encouraging walking and, NPPF paragraph 100, all underpin the need for public footpaths from developments to have an all-weather surface all the way to where they link with other surfaced paths and roadside footways. The LHA advise that the Applicant should therefore provide an all-weather surface in accordance with the County Council's Guidance Notes for Developers from the southeast corner of the application site for the 58 metres to connect with the roadside footway of Keats Lane. The LHA advise this requirement could also be conditioned.

Date Received
19 October 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
8 November 2023