

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: 24/00068/FUL

Highway Reference Number: 2024/0068/04/H/R1

Application Address: 9 Stafford Street Barwell Leicestershire LE9 8HF

Application Type: Full

Description of Application:

Re-consultation. Proposed 2.5 storey apartment blocks containing 14 no apartments with associated parking and landscaping

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mr J Walker

County Councillor: Ross Hills

Parish: Barwell

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 advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for proposed 2.5 storey apartment blocks containing 14 no. apartments with associated parking and landscaping at 9 Stafford Street, Barwell.

The LHA previously submitted observations to the LPA on 22nd March 2024 asking the Applicant to provide additional information in respect of visibility splays and parking provision. The Applicant has now submitted AP Building Design Services drawing number 0301 Rev. C in support of the proposals.

Site Access

The LHA previously advised the maximum available vehicular visibility splays at the access should be detailed on the drawing. These should be measured from a 2.4m set back distance in the centre of the access, as detailed in Part 3, Figure DG2a of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>).

The Applicant has not provided any further information in respect of visibility. Nevertheless, the LHA has undertaken its own assessment and believes visibility splays of 2.4 x 33m can be provided to the southwest of the access and 2.4 x 43m to the northeast. Whilst the south-westerly splay is below the 43m required for a road with a 30mph speed limit, given the splay is up to the sharp bend in the road, the LHA accept vehicle speeds are unlikely to be more than 25mph along this section of Stafford Street, which would be suitable for a 33m splay. In addition, the proposed vehicular access would utilise an existing access to the site.

Internal Layout

The Applicant has submitted AP Building Design Services drawing number 0301 Rev. C, which shows an amended site layout to detail 5.5m length parking bays and a 6.0m isle width. This is accepted by the LHA.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres x 33 metres to the southwest of the access and 2.4 metres x 43 metres to the northeast of the site access have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (December 2023).

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on AP Building Design Services drawing number 0301 Rev. C have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

4. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with AP Building Design Services drawing number 0301 Rev. C. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

5. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (December 2023).

6. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

7. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the two existing vehicular accesses on Stafford Street that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (December 2023).

8. The development hereby permitted shall not be occupied until such time as the secure cycle parking has been implemented in accordance with on AP Building Design Services drawing number 302 Rev B. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).

Informative

- Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that

you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. FoTo erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).r further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

- All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

Date Received
25 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
26 March 2024