

**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: 23/00723/FUL

Highway Reference Number: 2023/0723/04/H

Application Address: Bradwardine Desford Lane Ratby Leicester Leicestershire LE9 2BQ

Application Type: Full

Description of Application:

Demolishing and replacement of existing bungalow and stables and associated works

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr & Mrs McDonagh

County Councillor: Cllr Ozzy O'Shea

Parish:

Road Classification: Class C

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) understands the applicant would like to demolish and replace an existing bungalow and stables at Bradwardine, Desford Lane, Ratby. As part of the proposals, the applicant is also seeking permission for the creation of a new vehicular access on to Desford Lane to serve the proposed development. Desford Road is a C-classified road which carries a high volume of traffic (including HGVs from a nearby distribution centre) and is subject to national speed limit.

Site Access

There is no specific drawing showing the site access arrangements but the applicant has shown visibility splays of 2.4m x 120m. The visibility splays are suitable for 85th percentile speeds of 41 to 44 mph, when compared against Part 3, Table DG4 Visibility Splays of the Leicestershire Highway Design Guide:

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/18/Part-3-design-guidance-interim.pdf>. However there is no evidence to suggest that this the speed of passing traffic and if the visibility splays are appropriate.

Furthermore, the location of the proposed vehicular access on to Desford Road would present concerns over highway safety, due to the speed limit of the road and possible confusion / conflict for drivers turning left in and right out of Desford Lane North. Therefore, the LHA would prefer the applicant to access the replacement dwelling and stables from the existing vehicular access point on Desford Lane North to avoid the possibility of collisions.

Highway Safety

The LHA has checked its own Personal Injury Collision database 500m either side of the proposed access and there has been four PICs during the last five years. Three of the PICs were classified as serious and the other PIC was classified as slight in severity.

The LHA note that three of the PICs occurred at the Desford Lane / Desford Lane North junction which is only 60m from the proposed site access, which reiterates the LHA's concerns with the introduction of a new vehicular access as outlined above.

Internal Layout

The proposed site layout is shown on Site Layout drawing number: 1614 Sheet 2 of 3. This drawing does not show the parking provision on the site but the LHA is satisfied that there is sufficient space within the site to provide the six parking spaces referenced on the application form.

Date Received
22 August 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
12 September 2023