

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: 24/00540/FUL

Highway Reference Number: 2024/0540/04/H

Application Address: The Limes Wood Road Nailstone Nuneaton Leicestershire CV13 0QP

Application Type: Full

Description of Application: Proposed conversion of outbuilding to a single dwellinghouse with associated works

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr & Mrs A.S & A McCarthy & McCarthy-Young

County Councillor: Bertie Harrison-Rushton

Parish: Nailstone

Road Classification: Class B

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 consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the conversion of an existing outbuilding to a single two bed dwellinghouse with associated works. The site is located at The Limes, Wood Road, Nailstone.

The LHA has reviewed the following documents submitted in support of the application:

- Housemartin Designs drawing number HMD/PD/0546/01 (Proposed Floor Plan & Elevations, Design Section A/A' & Roof Plan, Site Layout Plan); and
- Location Plan.

Site Access

The Applicant proposes to use the existing, established access on to Wood Road with no amendments. Wood Road is a B classified road (B585) subject to a 50mph speed limit.

Based on Part 3, Table DG4 of the Leicestershire Design Guide, visibility splays of 2.4 x 160m would be required in each direction where measured vehicle speeds are between 45-53mph. The LHA has visited the site and considers that visibility splays closer to 2.4 x 215m in each direction could be achieved at the site access which would be suitable for measured vehicle speeds of between 54-62mph. Under the site-specific circumstances and on the basis the LHA consider it would be difficult to demonstrate a material increase in traffic using the site (see Trip Generation further below), the LHA considers the use of the existing access to be acceptable and would not seek to resist the proposals on the grounds of Part 1, Section IN5 of the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>).

The LHA do however advise that the Applicant should cut back the existing hedgerow, which appears to fall within their blue line boundary, to the back of the highway to ensure visibility is maintained.

Highway Safety

Based on available records to the LHA five Personal Injury Collisions (PIC's) have occurred on Wood Road within 500m either side of the site access within the last five years. Two of the PIC's occurred to the northeast of the access in 2020. One involved a right turning vehicle and a rear end shunt, while the other involved a head on collision between two vehicles. Three PIC's occurred to the south of the access at the junction of Wood Road (B585)/ Bagworth Road (B585)/ Bagworth Road/ Grange Road (B582). Two of these PIC's occurred in the second half of 2019, whilst one occurred in 2020. One of the PIC's involved a failure to stop at the junction, one involved a left turning vehicle at the junction and one involved a head on collision between two vehicles on Bagworth Road (B585).

Whilst the PIC's are regrettable, the LHA considers under the site specific circumstances that the proposals are unlikely to exacerbate the existing situation.

Trip Generation

The LHA consider that the existing outbuilding could generate a level of traffic in its own right and it would be difficult to demonstrate a material or severe increase in traffic from the existing, established access travelling to/ from the site in line with the NPPF.

Internal Layout

The LHA have reviewed Housemartin Designs drawing number HMD/PD/0546/01 which details the site layout and are satisfied that there is sufficient space for two vehicles to park and turn within the site. The LHA therefore advise it is unlikely vehicles would need to park within the highway or reverse in to or out of the access.

Transport Sustainability

The proposed dwelling is situated in a remote, rural location and detached from local services and amenities. Furthermore, there are no pedestrian footways connecting to the site, the route is unlit and there are no public transport links in the vicinity. As such, future occupiers are likely to be reliant on the use of the private car and the LHA considers the proposals not to be in an appropriate location in terms of transport sustainability. Nevertheless, the LHA is satisfied for the LPA to consider transport sustainability alongside its other sustainability considerations for the site.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Housemartin Designs drawing number HMD/PD/0546/01. Thereafter the onsite parking and turning provision shall be kept available for such uses 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).

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
3 June 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
01 August 2024