

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: 23/00828/FUL

Highway Reference Number: 2023/0828/04/H

Application Address: Heath Lodge Farm Bagworth Road Newbold Heath Newbold Verdon
Leicester Leicestershire LE9 9NB

Application Type: Full

Description of Application:

Construction of single storey outbuilding

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Mr & Mrs J Freeman

County Councillor: Ross Hills

Parish: Newbold Verdon

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 111 of the National Planning Policy Framework (2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a full application for the construction of single storey outbuilding at Heath Lodge Farm, Bagworth Road, Newbold Heath, Newbold Verdon. Based on the submitted application form, the proposals would consist of a static home to provide ancillary accommodation to the main dwelling and to be occupied by a family member.

Site Access

Based on the submitted application form, no amendments are proposed to the existing access arrangements. Access to the site is off Bagworth Road, a B classified road (B585) subject to the national speed limit. Given the proposals are ancillary to the main dwelling, the LHA consider it would not be able to demonstrate the proposals would generate a material increase in traffic and therefore have no objection to the access arrangements.

Highway Safety

Based on available records to the LHA, there has been one recorded Personal Injury Collision (PIC) within 500m either side of the site access within the last five years up to the end of July 2023. This was recorded as serious and involved a vehicle and a cyclist at the junction of Bagworth Road with Merrylees Road. The PIC occurred in June 2023.

While the PIC is regrettable, it is considered the proposals are unlikely to exacerbate the current situation.

Internal Layout

No details have been provided in respect of parking provision, however the LHA consider there is sufficient parking and turning space within the overall site and that given the ancillary nature of the proposals, it is unlikely there would be an increase in parking demand at the site.

Date Received
21 September 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
10 October 2023