

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: 23/00574/REM

Highway Reference Number: 2023/0574/04/H/R2

Application Address: Land North East Of Triumph Motorcycles Ltd Normandy Way Hinckley
Leicestershire LE10 3BZ

Application Type: Reserved Matters

Description of Application:

Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to condition 2 of outline planning permission 15/00188/OUT for the residential development of 97 dwellings (Phase 4).

GENERAL DETAILS

Planning Case Officer: Hinckley and Bosworth Borough Council

Applicant: Sally Smith

County Councillor: Cllr David Bill MBE

Road Classification: Class A

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 for the approval of reserved matters of outline planning permission reference 15/00188/OUT. The proposals are for a residential development of 97 dwellings at land to the west of Normandy Way, Hinckley. Appearance, landscaping, layout and scale are to be determined. It is understood the proposals represent Phase 4 of the overall development.

The LHA previously advised it had no objection to the proposals subject to conditions on 4th December 2023, however it was advised that amendments to the internal road network would be required at the application stage should the Applicant wish for the internal roads to be considered for adoption by Leicestershire County Council.

The Applicant has subsequently submitted revised drawings including Bloor Homes drawing number MI100-HL-101RMA and a response to the previous highways observations (Internal highways Response, received by the Local Planning Authority on 26th January 2024) in support of the proposals and with a view to address the LHA's previous comments.

Internal Layout

In order for the site to be suitable for adoption, the internal layout must be designed fully in accordance with the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>). It should also be noted that the adoptability of the roads depends on whether the main development spine road (Lapwing Drive) is also formally adopted by Leicestershire County Council in due course.

The LHA has reviewed Bloor Homes drawing number MI100-HL-101RMA and can advise that currently, the internal layout would still not be considered suitable for adoption.

Whilst the LHA does not consider the layout to be unsafe, and therefore would not seek to object to the application, the Applicant will need to make the amendments below should they wish for the internal layout to be considered for adoption. The road network would otherwise need to remain private. This could be problematic given the wider proposals suggest the main roads could become through routes to the wider development.

- The Applicant has stated the junction shown below would be surfaced in tarmac and not block paving. It is also stated that this would be used as part of a bus route, with reference made to swept path analysis submitted as part of application 23/00573/FUL (153 dwellings, Land to the west of Normandy Way, Hinckley). The LHA notes that the swept path analysis only detail vehicles turning left in to and tight out of the junction. On the basis it is proposed to use the route for buses, the LHA requests swept path analysis in all directions.



- In addition to the above, it would be beneficial for the Applicant to clarify where bus stops for a future bus route would be situated, should they fall within this application site boundary, the LHA request that details of the bus stops are provided on the plan.
- For a road to be considered for adoption it must provide direct frontage access to six properties or more. Road 105 fails to comply with this requirement, the design should be amended to resolve this issue. Whilst the Applicant has stated there are 13 plots serving road 105, only three properties (Plots 460, 471 and 472) appear to have direct access.
- The LHA note that the driveway access to Plots 604 and 605 (which falls outside of the red line boundary despite the access drive falling within the red line) has been relocated from the centre of the junction radii. It would be beneficial if this could be situated further away from the radii.

Parking provision

- 1.0 x 1.0m pedestrian visibility splays have been shown on the drawing where private drives and shared private drives meet an adopted footway, which is welcomed.
- Amendments have also been made to remote parking at some plots.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Bloor Homes drawing number MI100-HL-101RMA. Thereafter the onsite parking provision shall be so maintained 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).

2. Any dwellings that are served by private access drives (and any turning spaces) shall not be occupied until such time as the private access drive that serves those dwellings has been provided in accordance with Figure DG20 of the Leicestershire Highway Design Guide. The private access drives should be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 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).

3. The development hereby permitted shall not be occupied until such time as 1 metre by 1 metre pedestrian visibility splays have been provided on both sides of the private driveways or shared private drive serving each plot. Nothing within these splays shall be higher than 0.6 metres above the level of the back of the footway/verge/highway and, once provided, these splays shall be so maintained in perpetuity.

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

4. 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).

5. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and

safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2023).

6. Notwithstanding the submitted plans, any garage doors shall be set back from the highway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors/ 6.1 metres for up-and-over doors / 6.5 metres for doors opening outwards and thereafter shall be so maintained.

Reason: To enable a vehicle to stand clear of the highway whilst the garage / car port doors are opened/closed, to protect the free and safe passage of traffic, including pedestrians, in the public highway, to ensure that adequate off street parking provision is available to reduce the possibility of on street parking problems locally and in accordance with the National Planning Policy Framework (December 2023).

Informatives

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. 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.
- The proposed road layout does not conform to an acceptable standard for adoption and therefore it will not be considered for adoption and future maintenance by the Local Highway Authority. The Local Highway Authority will, however, serve Advance Payment Codes in respect of all plots served by (all) the private road(s) within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please note that the Highway Authority has standards for private roads which will need to be complied with to ensure that the Advanced Payment Code may be exempted and the monies returned. Failure to comply with these standards will mean that monies cannot be refunded. For further details please email road.adoptions@leics.gov.uk. Signs should be erected within the site at the access advising people that the road is a private road with no highway rights over it.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
2 February 2024

Case Officer
Ben Dutton

Reviewer
SD

Date issued
15 February 2024