

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: 23/00535/FUL

Highway Reference Number: 2023/0535/04/H/R1

Application Address: Inglenook Farm Leicester Road Barwell Leicester Leicestershire LE9 8BD

Application Type: Full

Description of Application:

Re-consultation. Erection of 20 accommodation pods, 10 holiday lodges, management building with associated internal access roads, parking, landscaping and surface water balancing

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Ian Fenny

County Councillor: Ross Hills

Parish: Barwell

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 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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised within its observations dated 5 July 2023 that further information was required in support of the proposals, notably:

- Swept path analysis of vehicles travelling in all directions at the access.
- A Stage 1 Road Safety Audit (RSA1) of the access and designers response to any problems raised, along with a revised drawing (if necessary).

The Applicant has now submitted a letter dated 24 August 2023 with the view to resolving the above points.

Site Access

The Applicant has submitted Bancroft Consulting drawing numbers F23010/02 Rev B and F23010/03 Rev B, detailing swept path analysis of a fire appliance and a refuse collection vehicle travelling in both directions. This is accepted by the LHA.

An independent RSA1 of the site access has also been submitted, which has raised one problem. This was in respect of visibility splays when looking to the left of the access junction, which were impacted by vegetation. The Applicant has advised in response that revised site access drawing number F2310/01/Rev A details that visibility splays could be achieved within the adopted highway.

The LHA advise that it is satisfied the hedgerows could be cut back by the Applicant to improve visibility at the access. On this basis, the LHA is satisfied a safe and suitable access could be provided to the site.

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 the access arrangements shown on Bancroft Consulting drawing number F2310/01/Rev A 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 (2023).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 118 metres have been provided to the south of the access and 2.4 metres by 151 metres have been provided to the north of the 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 (2023).

4. The development hereby permitted shall not be occupied until such time as the existing gates to the vehicular access have been permanently removed. 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 vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

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 (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 (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 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 (2023)

7. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance withn BHC drawing number 1003 Rev F. 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 (2023).

Informative

- 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.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).
- 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
22 September 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 September 2023