
PRE-APPLICATION DETAILS:

District Reference Number:

Highway Reference Number: 2024/2132/04/P/HEN

Location: Land adjacent to 45 Bagworth Road, Newbold Heath, Newbold Verdon, LE9 9NB

Proposal: Enquiry. 1 - 2 dwellings.

GENERAL DETAILS

Planning Case Officer:

Applicant: Andy Miles ADL Traffic & Highways

Parish: Newbold Verdon

Road Classification: Class B

Please note that the contents of this report including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter.

The following comments are based on a desktop exercise; no site visit is undertaken for pre-application advice.

The Local Highway Authority (LHA) is in receipt of a pre-application enquiry for the conversion of an existing barn/ stables to residential use at 45 Bagworth Road, Newbold Heath, Newbold Verdon. It is understood that the proposals would likely consist of one or two residential dwellings.

The LHA is aware of application reference 22/00624/OUT for five self-build dwellings at the site. That application was refused planning permission by the Local Planning Authority on 31st July 2023 on three grounds, one of which was a highways reason for refusal advised by the LHA.

The LHA advised refusal on the basis of recorded 85th percentile vehicle speeds in the vicinity of the site access being over 40mph, which means an intensification in the use of the access and additional turning manoeuvres would be contrary to Part 1, Section IN5 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) and could lead to dangers for highway users. In addition, it was unclear if an appropriate vehicular visibility splay could be provided to the south of the access.

It is stated the current proposals would use the existing access with no amendments. Based on application reference 02/00566/FUL, Condition 4 states that the barn/ ménage is for personal use only, and not for commercial letting or horse riding lessons. The LHA advise that it is therefore considered the existing site is for personal use by the occupiers of No. 45, and that the level of trips generated by the existing barn are likely to be lower than that for commercial use.

As part of any future application, the LHA advise the Applicant would need to provide evidence as to the level of trips the proposals currently generate under the extant use and compare these to the level of trips the proposed development could generate. Should the proposals result in an intensification in the use of the access, the LHA would need to consider the context of the proposals in line with Part 1, Section IN5 of the LHDG. In addition, the Applicant would need to demonstrate appropriate visibility splays at the site access, and demonstrate that these are appropriate by means of a speed survey.

Notwithstanding the above, whilst it is noted no amendments are proposed to the existing access, the LHA advise it should be designed in accordance with Part 3, Figure DG17 of the LHDG and if necessary, improved to the appropriate standard. The proposed development could result in up to three individual dwellings being served by the access, whilst it is currently served just by No. 45. The existing gates would need to be removed and set back a minimum of 5m from the highway boundary opening inwards only.

In addition, the access drive would need to be hard bound (not loose aggregate) for a minimum of 5m from the highway boundary and drainage would need to be provided to prevent surface water from flowing into the highway, should the site drain towards the highway.

Within the site, parking provision for each dwelling, as well as No. 45 would need to be in accordance with Part 3, Paras. 3.151 and 3.165 of the LHDG. Any garage provision would need to be in line with Part 3, Para. 3.200 in order to count towards the total number of parking spaces for each dwelling. Suitable turning provision would also be required within the site to enable vehicles to ingress and egress the site in a forward gear.

Date Received
18 April 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
26 April 2024