

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: 23/01102/FUL

Highway Reference Number: 2023/1102/04/H

Application Address: Land South West Of Sutton Lane Market Bosworth Leicestershire

Application Type: Full

Description of Application:

Erection of detached dwelling

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Adam Tarver

County Councillor: Bertie Harrison-Rushton

Parish: Sutton Cheney

Road Classification: Adopted Unclassified

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) has been consulted by the Local Planning Authority (LPA) on a full planning application on land southwest of Sutton Lane, Market Bosworth for the erection of detached dwelling.

Site Access

The Applicant proposes to create a new vehicular access onto Sutton Lane, which is an unclassified road subject to the national speed limit.

The Applicant has undertaken an Automatic Traffic Counter (ATC) speed survey on Sutton Lane. The ATC survey results from 06 to 12 January 2023 show that existing 85th%ile speeds at the

frontage of the site are northbound 30mph and 30mph southbound with mean speeds being 25mph and 25mph, respectively. Therefore, the results show that the speeds are significantly below the existing 60mph national speed limit and do not highlight any issues in relation to speeding at this location.

The Applicant has indicated visibility splays of at least 2.4m by 70m on the submitted drawing titled 'Potential Access Strategy', drawing no. 2792/03/001. The LHA is satisfied that this is in accordance with guidance set out in Table DG4 of the Leicestershire Highway Design Guide (LHDG), which states that visibility splays of 2.4m by 43m should be achievable where measured 85th%ile speeds are between 26mph and 30mph.

The LHA note that on the basis of the plans at our disposal, it would appear that the site does not have a common boundary with the adopted highway on Sutton Lane providing vehicular access to the site. Therefore, the LHA would advise the Applicant to obtain this information on the public highway extents by contacting hre@leics.gov.uk.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs within a 500m radius of the proposed site access within the last five years. The acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2023).

Internal Layout

The Applicant is proposing three car parking spaces within the site, as stated within the submitted Application Form, dated 17 November 2023. The LHA is satisfied that this is in accordance with paragraph 3.151 of the LHDG which states that three spaces should be provided for a four-bedroom dwelling. The Applicant has also stated that there will be four cycle parking spaces provided within the site.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on 'Potential Access Strategy', drawing no. 2792/03/001 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).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site 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).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with 'Presentation Design 04 - Dwelling/Garden', drawing number S31 22199 D04. 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 (2023).

4. 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)

Date Received
28 November 2023

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
19 December 2023