

**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: 23/01069/FUL

Highway Reference Number: 2023/1069/04/H

Application Address: 233 Shaw Lane Markfield Leicestershire LE67 9PW

Application Type: Full

Description of Application:

Proposed new goat barn and cattery.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Lesley Neville

County Councillor: Cllr Peter Bedford

Parish: Markfield

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application for a proposed new goat barn and cattery at 233 Shaw Lane, Markfield, LE67 9PW.

Site Access

Access to the site is from an unclassified service road off Shaw Lane which is an A classified road subject to the national speed limit. The Application Form, dated 8 November 2023, indicates that no alterations are proposed to the existing access arrangements.

It is noted the Applicant has not provided any access arrangement details as part of the

application. Whilst the LHA appreciate the access is an existing situation, given the proposals it is not clear whether there would be an intensification of trips to the site, the LHA need to assess if the access is safe and suitable for all users as per paragraph 114 and 115 of the National Planning Policy Framework (NPPF) 2023. Consideration may also need to be given to Part 1, Section IN5 of the Leicestershire Highway Design Guide (LHDG) which can be found at <https://resources.leicestershire.gov.uk/lhdg>, given the proposals could intensify the use of an access on to an A classified road subject to the national speed limit.

A first principles approach could be utilised to determine trip generation. Alternatively, the applicant could survey a similar business, which is comparable in scale and location.

If there is to be an increase of trips to the site, then the Applicant should submit a scaled access drawing in accordance with Figure DG 20 of Part 3 of the LHDG.

Visibility splays would also usually need to be provided in accordance with Table DG4 of Part 3 of the LHDG, this states that 2.4m by 215m should be provided at the site access. Under the site specific circumstances however, the maximum achievable splays should be provided in each direction for consideration by the LHA, given the location of the access which is situated just off the A511 on the service road. Visibility splays should be drawn in accordance with Figure DG2a of Part 3 of the LHDG. They should be over the Applicants or highway land, and not over any third party owned land.

The LHA request that the Applicant also submits further information as to how they plan to control the amount of vehicles on the site at any one time.

Highway Safety

The LHA note that two Personal Injury Collisions (PICs) have been recorded on the Westbound carriageway within 500m either side of the site access in the last five years. One of these PICs were classified as 'slight' in severity and one was classified as 'serious' in severity. The LHA will consider highway safety further following additional information being provided by the Applicant in respect of the site access and trip generation.

Internal Layout

The Applicant states in the submitted Application Form that the proposed development does not intend to add any parking spaces to the current arrangement. The LHA request that the Applicant submits a scaled drawing identifying the current parking arrangement in the site which is to be used for staff and visitors. Car parking and turning should be in accordance with paragraph 3.165 and figure DG13 of Part 3 of the LHDG. This states:

'Minimum parking space sizes and aisle widths are shown in Figure DG13. Minimum parking size 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.'

Date Received
23 November 2023

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
11 January 2024