

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: 23/00378/FUL

Highway Reference Number: 2023/0378/04/H

Application Address: Burbage House Lutterworth Road Burbage Hinckley Leicestershire LE10 3AH

Application Type: Full

Description of Application:

Erection of 301.32Kw ground mounted solar array and all associated works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Keith Wells

County Councillor: Cllr Amanda Wright

Parish: Burbage

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 (2021).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on full application 23/00378/FUL which is for the erection of a 301.32Kw ground mounted solar array and all associated works. The proposals are at Burbage House, Lutterworth Road, Burbage, Leicestershire, LE10 3AH.

The Applicant is proposing to access the site via Workhouse Lane, this is a single track rural road. Workhouse Lane is also a no through road providing access to approximately four properties. Workhouse Lane is an adopted, unclassified road subject to a 60mph speed limit. However, given

the rural, single track nature of the road, speeds are likely to be significantly lower than posted. The access into the site is also on the outer apex of a corner which would likely act as a speed reducing feature.

Whilst no detailed access drawings have been provided, the LHA note the solar array is situated within existing agricultural farm land, and accessed via an approximately 7.5m hardsurfaced access current utilised by agricultural vehicles.

Whilst the LHA note that visibility splays are likely to be substandard, the LHA have considered the following:

- As previously alluded to, due to the nature of the road speeds are likely to be lower than posted;
- Given Workhouse Lane is a no through road serving approximately four properties, trips are likely to be very low;
- Due to the nature of the road and types of properties on Workhouse Lane there is a high probability that road users are aware of slow moving vehicles using the road;
- The Applicant has indicated the construction phase it six weeks;
- There would be four x 2-way trips by HGV's (two arrivals and two departures); and
- Four to six trips a year to the site for maintenance purposes.

As such the LHA would not request any further details in these site specific circumstances.

The LHA note the access route to the site is via Lutterworth Road, which is an adopted, classified B road subject to a 60mph speed limit and subject to Policy IN5 of Part 1 of the Leicestershire Highway Design Guide (LHDG). However, as per paragraph 1.31 of Part 1 of the LHDG, given the land use remains as agricultural, the LHA would not seek to resist the proposals on these grounds.

Taking all of the above into consideration, the LHA would not seek to resist the proposals.

Date Received
25 April 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
15 May 2023