

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: 23/00326/FUL

Highway Reference Number: 2023/0326/04/H/R1

Application Address: Osbaston House Farm Lount Road Osbaston Nuneaton Leicestershire CV13 0HR

Application Type: Full

Description of Application: Re-consultation. Change of use of land to from agriculture to dog walking field (Class E) with associated fencing and car parking

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr William Oliver

County Councillor: Bertie Harrison-Rushton

Parish: Osbaston

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 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 re-consulted on full application 23/00326/FUL which is for the change of use of land from agriculture to dog walking field (Class E) with associated fencing and car parking. The proposals are at Osbaston House Farm, Lount Road, Osbaston, Leicestershire, CV13 0HR.

The LHA previously responded to the Local Planning Authority (LPA) on 5 June 2023 requesting further information, this included but is not limited to:

- Detailed access drawings;
- Suitable vehicular visibility splays;
- Speed survey taken at the site access;
- Trip generation; and
- Adequate provision of off-street car parking.

Site Access/Trip Generation

In response to the LHA's previous observations provided to the LPA the Applicant has submitted drawing 'Access Details A1', drawing number IP/AHO/04. This demonstrates the access is generally in accordance with Figure DG20 of Part 3 of the Leicestershire Highway Design Guide (LHDG)

(<https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>) in terms of effective access width and control radii and is acceptable to the LHA.

The Applicant is proposing to use the existing access onto Lount Road which is an adopted, unclassified road subject to a 60mph speed limit. As such, the LHA requested vehicular visibility splay drawings given the likely intensification of use of the access. The LHA also requested that if visibility splays in accordance with Table DG4 of Part 3 of the LHDG could not be achieved at the site access, a speed survey should be undertaken.

Given the above, the Applicant undertook a speed survey which took place from 27 June 2023 until 3 July 2023. This demonstrated 85th percentile speeds of 38mph westbound and 40mph eastbound at the site access. The LHA have reviewed the raw data and accept the findings.

The LHA have reviewed the vehicular visibility splays demonstrated on 'Access Details A1', drawing number IP/AHO/04. This indicates achievable vehicular visibility splays of 2.4m by 200m to the west of the access and 2.4m by 120m to the east. The LHA find this acceptable.

In the previous highway observations, the LHA requested trip generation details for the proposed development, however these details have not been submitted for consideration. The LHA continues to request that such details are provided. This should include the following:

- Operating hours;
- Booking management (every hour / half hour);
- Will there be an overlap of customers/vehicles during changeovers;
- The amount of dogs/owners on-site at any one time (individual/group bookings).

This is still required by the LHA to assess if there is likely to be a significant intensification of trips on the public highway network given the application site's location on a rural road linking to the A447.

Internal Layout

As per the previous observations provided to the LPA, until the above information has been provided the LHA cannot assess the internal layout. Once the Applicant has provided the level of proposed use the appropriate level of car parking should be demonstrated within the red line to enable the parking to be secured by condition.

Car parking should be in accordance with Paragraph 3.165 (Dimensions) and Figure DG13 (Turning). This states the minimum off street car parking bay should be 2.4m x 5.5m, with 0.5m added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, 1m if bounded on both sides. Minimum aisle widths of 6m should be provided.

Date Received
12 July 2023

Case Officer
Neal Chantrill

Reviewer
DP

Date Issued
26 July 2023