

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: 23/00853/OUT

Highway Reference Number: 2023/0853/04/H/R2

Application Address: Land Between 80 And 82 Main Street Carlton Nuneaton Leicestershire CV13 0EZ

Application Type: Outline

Description of Application:

Re-consultation. Outline planning permission for the provision of two detached dwellings and associated parking to the land between 80 and 86 Main Street, Carlton (All matters reserved except for Access)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr John Oakley

County Councillor: Bertie Harrison-Rushton

Parish: Carlton

Road Classification: Class C

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) has been re-consulted on outline application 23/00853/OUT, for the provision of two detached dwellings and associated parking to the land between 80 and 86 Main Street, Carlton (All matters reserved except for Access). The proposed access is between 80 and 82 Main Street, Carlton Nuneaton, Leicestershire, CV13 0EZ.

It should be noted that the application description and address have changed since the original observations provided to the Local Planning Authority (LPA) on 28 September 2023, the changes are highlighted below:

Original description - Outline planning permission for the construction of up to three detached dwellings and associated parking (some matters reserved except for layout and scale).

New Description - Outline planning permission for the provision of two detached dwellings and associated parking to the land between 80 and 86 Main Street, Carlton (All matters reserved except for Access).

The original description stated the proposals were for three dwellings with some matters reserved except for for layout and scale. The revised description is for two dwellings, all matters reserved except for access.

Original address - land between 80 And 82 Main Street, Carlton Nuneaton, Leicestershire, CV13 0EZ. New address - 80 and 86 Main Street, Carlton, Nuneaton, Leicestershire, CV13 0EZ.

The access into the site still remains the same as previously indicated.

Whilst the access was not under consideration as part of the original observations, the LHA stated that should a Reserved Matters (RM) application be forthcoming the following should be provided:

- Detailed scaled access drawing in accordance with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG);
- Visibility splays in accordance with Table DG4 of Part 3 of the LHDG;
- If appropriate visibility splays can not be achieved for the recorded 85th percentile speeds of the road, a speed survey should be provided;
- the access should be hardbound for a minimum of 5m behind the highway boundary in order to prevent debris and loose aggregate being deposited onto the highway. This would be dealt with at the RM application stage;
- The LHA would request a gate set back distance of at least 5m, this is to ensure the vehicles can pull clear of the highway when accessing and egressing the site. Again, this would be dealt with at the RM stage.
- The 'Bin Collection Point' should not be within the highway, nor should it impede the vehicular visibility splay envelopes.

Site Access

In response to the LHA's observations provided to the LPA on 28 September 2023, the Applicant has provided:

- Proposed Site Access, drawing number CH001 Rev 01;
- Contextual Statement; and
- Speed survey undertake from 27 October 2023 until 2 November 2023 by Road Data Services LTD.

The LHA have reviewed the additional information and make the following comments.

The LHA finds the access as demonstrated on 'Proposed Site Access', drawing number CH001 Rev 01 accords with Figure DG17 of Part 3 of the LHDG in terms of effective access width for the first 5m behind the highway boundary.

The Applicant has demonstrated on 'Proposed Site Access', drawing number CH001 Rev 01 visibility splays of 2.4m by 54m in either direction of the site access. The Applicant has also provided speed survey data in support of this application. This demonstrates recorded 85th percentile speeds of 34.2mph to the southwest of the access, and 32.7mph to the northeast. As such, the LHA finds the visibility splays in accordance with Table DG4 of Part 3 of the LHDG.

As stated within previous observations provided to the LPA, the Applicant is advised that the access should be hardbound for a minimum of 5m behind the highway boundary in order to prevent debris and loose aggregate being deposited onto the highway. This can be secured via condition.

The LHA would request a gate set back distance of at least 5m, this is to ensure the vehicles can pull clear of the highway when accessing and egressing the site. Again, this could be secured via condition.

Public Right of Way (PRoW) S50

The initial site plans proposed the location of the Bin Collection Point (BCP) to the east of the access which were in conflict with PRoW S50. The revised plans by Hayward Architects Ltd Proposed Site Layout 23-49-PL02-F and Planning Limitations Diagram 23-49-PL03-A show the BCP was relocated to the western side of the site access, which fully addressed this issue of a conflict with PRoW S50.

However the plan provided by JRC Transport Consulting Ltd, titled 'Proposed Site Access', drawing number CH001 Rev 01 again shows the BCP at its previous location to the east of the access rather than as on the west as per the Hayward Architects plans. As such, there is still a risk of PRoW S50 being obstructed. Given this the LHA would request a revised plan addressing this matter.

The previous LHA comments stated:

'The Applicant should be aware that PRoW S50 runs to the east of the site. The LHA notes the Applicant has revised the location of the 'Bin Collection Point' to the west of the access which is welcomed by the LHA. However, there is a need for detailed discussion on the surface treatment of the PRoW S50 and it is recommend that such provision is dealt with at the RM stage.'

That latter point is still valid and can be addressed at the RM stage.

Internal Layout

If a RM application is forthcoming, the Applicant should ensure the proposals accord Paragraphs 3.151 (Quantum of Parking Provision), 3.165 (Car Parking Space Dimensions), 3.200 (Garage Dimensions) and Figure DG13 (On-Site Turning) of Part 3 of the LHDG, a copy of which can be found at:

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/18/Part-3-design-guidance-interim.pdf>

Date Received
19 December 2023

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
3 January 2024