

**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: 23/00629/FUL

Highway Reference Number: 2023/0629/04/H/R2

Application Address: 42 - 42A Mill Hill Road Hinckley Leicestershire LE10 0AX

Application Type: Full

Description of Application:

Re-consultation. Proposed 2no. detached dwellinghouses and associated works

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr & Mrs George Burton

County Councillor: Cllr Stuart Bray

Parish:

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

This is the Local Highway Authority's (LHA's) third response to the current planning application for the erection of two detached dwelling houses and associated works at 42 - 42A Mill Hill Road Hinckley. Both of the previous highway responses to the planning application dated 20 July 2023 and 31 August 2023 outlined the LHA's concerns with the details of the proposed vehicular access arrangements including the vehicular visibility splays. For a fuller understanding of how the LHA has reached its previous view on the application, the reader should refer to the LHA's earlier observations, which are available on the Local Planning Authority's (LPA's) planning portal website.

In response to the LHA latest set of highway observations, the applicant has now submitted some more highway related evidence to the LPA on 12 September 2023 which is listed below:

- Agent email response to LPA on highway comments;
- Trip Rate Calculations of Similar Sites - Residential; and
- Trip Rate Calculations of Similar Sites - Employment.

The LHA has now had the opportunity to review the additional evidence in support of the planning application and offers further observations below.

Site Access

The LHA previously raised concerns with the vehicular visibility splays from the site access given the location of the proposed development, however the LHA did acknowledge that there was a workshop on the site which would have generated trips.

The applicant has interrogated the industry standard TRICS database for a unit of similar size to the existing workshop to understand the levels of trips which could have been generated. This exercise has shown that the extant site could reasonably be expected to generate approximately 11 two-way trips per day. Based on a residential dwelling generating between six and eight two-way trips per day there is predicted to be between 12 and 16 two-way trips from the proposed development.

Therefore the LHA cannot demonstrate that there will be a material increase in the level of trips from the proposed development compared to the existing use of the site and the LHA would not seek to refuse the proposed development.

Given the additional information, the LHA now consider the site access arrangements are acceptable.

Highway Safety

After a review of its Personal Injury Collision database the LHA can confirm that there have been no recorded PICs in the last five years on Mill Hill Road.

Internal Layout

The LHA had previously agreed that the parking provision for the proposals was acceptable. A condition to secure the parking for the proposed development is included below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements including the pedestrian and vehicular visibility splays shown on GBa&e Development Consultancy drawing number: 4795/01, Revision A 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 and to afford adequate visibility at the access to cater for the expected volume of traffic, which is in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

2. The development hereby permitted shall not be occupied until such time as the parking provision has been implemented in accordance with GBa&e Development Consultancy drawing number: 4795/01, Revision A. Thereafter the onsite parking shall be kept available for such use 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).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
13 September 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
04 October 2023