

**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: 23/00328/FUL

Highway Reference Number: 2023/0328/04/H

Application Address: Land North East Of Hill Top Farm Bosworth Road Wellsborough
Leicestershire

Application Type: Full

Description of Application:

Erection of single dwelling, stables and 132 photovoltaic panels (100% Off-grid hybrid passiv haus)
(Resubmission 21/01219/FUL)

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: Mr And Mrs D And C Cordy

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

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 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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/00328/FUL for the erection of a single dwelling, stables and 132 photovoltaic panels (100% Off-grid hybrid passiv haus) at land north of Hill Top Farm, Bosworth Road, Wellsborough, Leicestershire. The land for the proposed development is currently used as a Paddock.

The LHA note this is a resubmission of planning application 21/01219/FUL which was refused by the Local Planning Authority (LPA) on non-highway grounds on 29th September 2022.

Site Access

Proposed is the utilisation of the current access used for equestrian purposes onto Bosworth Road, Wellsborough. The LHA are satisfied that conditions 4, 5 and 6 attached to application 19/01188/FUL ensure that suitable visibility is present, that the access is already hard bound for 15 metres and that the gates are already set back 15 metres from the public highway.

The access arrangements already in situ are considered satisfactory to serve the proposed development and the proposed development would not represent a significant material increase in traffic.

Highway Safety

There have been no Personal Injury Collisions (PICs) recorded within 500m of the site access within the most recent five-year period. The proposed development would not exacerbate any known highway safety concerns.

Internal Layout

The LHA are satisfied that 'Site Location, Site Bins & Car Parking Layout', drawing number '108_00 Rev A' produced by acbuckley architectural shows sufficient space for parking and turning and is in accordance with the Leicestershire Highways Design Guide (LHDG).

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with 'Site Location, Site Bins & Car Parking Layout' drawing number 108_00 Rev A. Thereafter the onsite parking provision shall be so maintained 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 (2021).

Date Received
11 April 2023

Case Officer
Irfan Patel

Reviewer
BD

Date issued
28 April 2023