

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: 24/01048/P3CQ

Highway Reference Number: 2024/1048/04/H

Application Address: Land South Of Retreat Farm Whittington Lane Thornton Leicestershire

Application Type: Full

Description of Application: Notification to determine if Prior Approval is required for the change of use of an agricultural buildings to a dwellinghouses (Class C3)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Nicholas Hart

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

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) understands that the above application seeks to determine if Prior Approval is required for the change of use of agricultural buildings to a dwellinghouse.

The following submitted documents were considered by the LHA in the formulation of these observations:

- Application form
- 'Location plan,' drawing number 9205-01-01
- 'Proposed site plan,' drawing number 9205-03-01

Site Access

The proposed site access will be onto the western extent of Whittington Lane near to the village of Thornton. At the point of the access, Whittington Lane is a classified C road with a 50-mph speed limit and no weight restriction.

The existing access is an unsurfaced dirt track with a pair of wooden gates. As demonstrated on their drawing titled 'Proposed site plan,' drawing number 9205-03-01, the Applicant intends to remove these gates as part of the proposed development and is not intending to replace them with a new set of gates.

The proposed initial access width measures 11 metres where it meets the carriageway edge which drops to around 3.3 metres at the highway boundary. As demonstrated on the above drawing, access to the paddock will be retained to serve the proposed development.

Given the above, the proposed development would result in an intensification of use of the site access. Therefore, the Applicant would need to demonstrate that a safe and suitable access is provided for all users of the site. The LHA requests that the Applicant to submit a scaled drawing that demonstrates the proposed access has been designed in accordance with Leicestershire County Council (LCC) standard drawing SD/1100/009. This can be accessed via <https://www.leicestershirehighwaydesignguide.uk/sites/lcchighwaydesign/files/2024-11/sd-1100-09-agricultural-fields-access-details.pdf>.

The Applicant has demonstrated that they intend to provide a gravel surface for the entire length of their access drive on their drawing titled 'Location plan,' drawing number 9205-01-01. This would not be acceptable to the LHA. As the Applicant is retaining an agricultural usage of this access, the LHA requires a minimum of 11 metres of surfacing behind the highway boundary, composed of a hardbound material to be provided at the access to prevent deleterious material being deposited within the highway. This should be shown on a revised drawing.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no PICs within 500m of the site in the latest five-year period. Therefore, the LHA is satisfied that the proposed development will not contribute to an existing issue of highway safety or create a new issue of highway safety subject to a safe and suitable access being provided for all users in accordance with paragraph 115 of the National Planning Policy Framework, (NPPF, December 2024.)

Internal Layout

The Applicant has demonstrated that they intend to provide two parking spaces as part of the proposed development. This is in accordance with paragraph 3.151 of the Leicestershire Highway Design Guide (LHDG) which requires two spaces for dwellings with three bedrooms in rural and suburban areas. The proposed parking spaces are in accordance with the requirements of Figure DG13 of the LHDG for length, measuring 5.5 metres, though the space closest to the property is only afforded 2.4 metres of width, which is short of Figure DG13's requirement of 2.9 metres of width for spaces that are bound on one side. However, there is sufficient space on site for this width to be achievable and therefore this would not be a concern.

Given the above, the LHA is satisfied that sufficient parking provision has been demonstrated as part of the proposed development to ensure that the proposed development will not lead either to vehicles reversing into the highway or cause parking within the highway boundary to take place.

Transport Sustainability

The proposed development will be located over 145 metres from the highway boundary and there is no footway access on either side of the carriageway. The proposed development is over two km from Thornton and 1.8 km from Markfield, the nearest villages with public houses and other amenities such as schools, shops and restaurants. There are no bus-stops within 800 metres of the site. Considering the above, the LHA understands that the majority of trips generated by the proposed development will be carried out by car.

Conclusion

As part of the proposed development there will be continued access to the paddock surrounding the converted building which constitutes an agricultural usage. Therefore, as described above, the LHA would require the proposed access arrangements to be in accordance with LCC Standard Drawing SD/1100/09.

Further to this, in order to prevent deleterious material being deposited in the highway, the LHA requests that the Applicant provide a hardbound surface for a minimum of 11 metres from the highway boundary.

The Applicant has demonstrated on their submitted drawing, that the existing access gates will be removed, and no new gates are proposed. Therefore, the LHA is satisfied that vehicles will be able to exit and enter the site whilst standing clear of the highway.

The LHA is satisfied that the internal layout demonstrates sufficient parking provision is provided as part of the proposed development to ensure that the proposed development will not result in either to vehicles reversing into the highway or cause overspill parking within the highway boundary. Considering all of the above, the LHA requests that the Applicant submit a scaled drawing which demonstrates 11 metres of hard bound surfacing behind the highway boundary and with access widths according with LCC Standard Drawing SD/1100/09.

Date Received **Case Officer**
29 November 2024 **Harry Smith**

Reviewer
VV

Date issued
3 January 2024