

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: 24/00035/HYB

Highway Reference Number: 2024/0035/04/H/R2

Application Address: Swedish Cottage Leicester Road Earl Shilton Leicester Leicestershire LE9 7TJ

Application Type: Hybrid

Description of Application: Re-consultation. Residential development of up to 6 dwellings (outline - access only) and full application for change of use of commercial building (Class E) to meeting hall (Class F1) with associated parking

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mostyn Gospel Hall Trust

County Councillor: Richard Allen

Parish: Earl Shilton

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

The Local Highway Authority (LHA) has been re-consulted on a planning application at Swedish Cottage Leicester Road Earl Shilton Leicester Leicestershire LE9 7TJ for the Residential development of up to 6 dwellings (outline -access only) and full application for change of use of commercial building (Class E) to meeting hall (Class F1) with associated parking.

The LHA previously responded to this application on 4 March 2024, advising that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information requested was as follows:

- Independent Stage 1 Road Safety Audit is undertaken of the site access arrangements and a Designer's Response provided to address any problems raised, along with a revised drawing (if necessary).

- An automatic speed survey (not handheld radar) due to the proposed intensification of the previously permitted vehicular access to demonstrate that appropriate viability in line with the 85th percentile speeds of passing traffic can be achieved fully within land under the Applicants control or the public highway.
- Vehicle tracking of a refuse collection vehicle to Hinckley & Bosworth Borough Council dimensions (Phoenix 2 Series - Smooth Body RCV, EURO 5i - WIDE TRACK refuse collection vehicle) arriving and departing from the site access in all directions should also be provided.
- Demonstrate how pedestrian links between the site and Earl Shilton for example would be provided/ improved both with and without the neighbouring developments in place.

The Applicant responded directly to the LHA via email on 19 March 2024 with additional information for the LHA to review in relation to this application.

The Applicant provided the drawing titled 'Planning Proposals Sheet 2 of 4', drawing no. 23.4266.18, shows a vehicular visibility splay of 72 metres to the west and 48 metres to the east with both splays measured from a setback distance of 2.4 metres from the highway. The LHA originally requested the Applicant the conduct a speed survey to confirm the 85th percentile speeds has since on the road known as 'From C5117 Leicester Road to houses to C5117 Leicester Road', however, the LHA has since been in receipt of application on the land opposite the existing access to Swedish Cottage under reference 24/00484/OUT. As part of this application the Applicant has conducted a speed survey which the LHA has reviewed in order to ascertain the required visibility splays for this application.

The LHA note that heading westbound towards the site access, ATC Site 1 recorded an 85th percentile of 19.5mph, which is equivalent to a stopping sight distance of 24m. Heading eastbound towards the site access, ATC Site 2 recorded an 85th percentile of 26.2mph, which is equivalent to a stopping sight distance of 36m. Therefore, The LHA is satisfied that the Applicant has provided adequate visibility for the existing access and is not required to conduct a speed survey.

Notwithstanding the above, the LHA do request that the Applicant submits a drawing demonstrating vehicle tracking of a refuse collection vehicle to Hinckley & Bosworth Borough Council dimensions (Phoenix 2 Series - Smooth Body RCV, EURO 5i - WIDE TRACK refuse collection vehicle) arriving and departing from the site access due to the distance of the proposed dwellings from the site access unless Hinckley and Bosworth Borough Council confirm that refuse collection vehicles will not be entering and exiting the site.

The Applicant stated to the LHA that regarding pedestrian links to Earl Shilton, *"there is a footpath on Leicester Road within 80m of the proposed access. Whilst the section of highway outside the site boundary does not have a separate footpath, the low level of traffic minimises safety issues. Pedestrians are able to cross Leicester Road and reach the footpath of the western side, which is 225m to the high street. Whilst part of this path is unlit at present, this is only a short stretch where urban lighting of properties along Leicester Road would give further illumination."* The LHA remains concerned in regards to the unlit footway and suggests that the Applicant seeks to provide a similar provision to the current application reference 24/00484/OUT located on land opposite.

Date Received
11 June 2024

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
2 July 2024