

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: 23/01020/OUT

Highway Reference Number: 2023/1020/04/H

Application Address: Field Maple House 34 Lindridge Lane Desford Leicester Leicestershire LE9 9GN

Application Type: Outline (with access)

Description of Application:

Outline planning permission for the construction of up to 5 dwellinghouses (some matters reserved except for access)

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr And Mrs Vesty

County Councillor: Cllr Peter Bedford

Parish: Desford

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) is in receipt of a consultation for an outline application for the construction of up to 5 dwellinghouses at Field Maple House, 34 Lindridge Lane, Desford. All matters other than access are reserved at this stage.

Site Access

Given the site is currently used as a paddock, the LHA consider that the proposals could result in an intensification in the use of the site.

The applicant is proposing to use construct a new singular access point to serve the proposed development as detailed on the Draw My Plans UK drawing number BLL(20) 001. The access connects onto Lindridge Lane, a classified C road subject to a 60mph speed limit.

Based on Part 3, Figure DG17 of the Leicestershire Highway Design Guide, ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) for an access serving between 2-5 dwellings, a minimum effective width of 4.25 metres should be provided, with an additional 0.5 metre strip on each side bound by a wall/ hedge/ fence etc. The access shown is 5.0 metres wide with no walls/ hedge etc on either side. While the width is in excess of LHDG guidance, the LHA would not seek to resist the proposals on this basis.

The Applicant has detailed visibility splays of 2.4 x 43m each side of the site access. The LHA has reviewed the drawing as well as the extents of the public highway and land shown to be within the Applicants red/ blue line boundaries and believes that the drawing details the splay to the southwest of the access shows visibility falls within third party land outside property no. 40 Lindridge Lane. Visibility splays must fall fully within land under the Applicants control and/ or the public highway. The LHA notes the Applicant has also measured the splay to the kerbline, whereas the LHA would accept a splay set 1.0m in to the carriageway as detailed in Part 3, Figure DG2a of the LHDG.

Furthermore, given this is a new access which connects to a road with a 60mph speed limit, the LHA would usually require the Applicant to demonstrate visibility splays of 2.4 x 215 metres in each direction as per Part 3, Table DG4 of the LHDG. It is however acknowledged that vehicles may not be travelling at such speeds in this location. The LHA therefore strongly suggest that the Applicant undertakes a speed survey in the vicinity of the access location in order to demonstrate whether visibility can be achieved in line with recorded 85% ile speeds.

The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk.

The LHA advises that following a speed survey, the Applicant should submit a revised plan which details appropriate visibility splays which fall fully within land under the Applicants control and/ or the public highway. It would also be beneficial for the Applicant to provide details of the highway boundary on the drawing. This can be obtained by contacting NDI@leics.gov.uk.

Highway Safety

Based on records available to the LHA, there has been one Personal Injury Collision recorded along Lindridge Lane between its junction with Newbold Road and 500m north of the site. This was recorded as serious and involved an HGV and a motorcycle. The LHA will provide further advice in respect of highway safety when additional information has been provided in respect of the site access.

Trip Generation

The LHA believe the proposals would intensify the use of the site. Nevertheless, the LHA would advise the Applicant provides information on the level of daily trips the proposals could generate in comparison to the extant use of the site, especially if visibility splays at the existing access points falls below the requirements detailed in the LHDG.

Internal Layout

The internal layout of the development is not for consideration at this stage. Nevertheless, indicative layout proposals are detailed on Draw My Plans UK drawing number Dwg BLL (20)001. The submitted application form indicates that the proposed development would consist of five x 4 bed dwellings. On this basis, all plots would require three car parking spaces. Each plot has a minimum of three car parking spaces provided and at this stage the LHA consider it is unlikely the proposals would lead to an increase in on-street parking in the area.

Closing

The LHA advise that the Applicant should submit further information to the LPA, which consider the following points:

- A revised drawing detailing visibility splays based on a speed survey and set 1.0m into the carriageway.
- Details of the highway boundary
- Further information in respect of trip generation should the available visibility at the existing access fall below the requirements of the LHDG and, should the level of trips likely be increased as a result of the proposals.

Date Received
6 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
20 November 2023