

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: 24/00296/FUL

Highway Reference Number: 2024/0296/04/H/R1

Application Address: Gnarley Farm Ashby Road Osbaston Nuneaton Leicestershire CV13 0HP

Application Type: Full

Description of Application: Re-consultation. Demolition of existing barn and existing farm shop to be extended

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Gavin Ingham

County Councillor: Bertie Harrison-Rushton

Parish: Osbaston

Road Classification: Class A

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) has been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the demolition of an existing barn and the extension of an existing farm shop at Gnarley Farm, Ashby Road, Osbaston.

The LHA previously submitted observations requesting additional information in respect of the proposals on 26th April 2024. This included a drawing which details the available visibility splays at the access along with a speed survey to evidence whether appropriate visibility could be achieved in line with the recorded speeds of passing traffic. In addition, further clarification was requested in respect of the level of additional traffic which the proposals could generate because of an expanded farm shop.

Site Access/ Trip Generation

The Applicant has submitted DS Architectural drawing number Ingham-G-1a-10 which demonstrates the visibility splays at the site access. These are shown to be 2.4m x 114m to the

northwest and 2.4m x 98m to the southeast. This is below the requirements for a road with a 50mph speed limit where measured speeds could be between 45-53mph.

Unfortunately, a speed survey has not been submitted in support of the proposals and the LHA therefore request that this is undertaken to provide an indication as to what the 85th percentile vehicle speeds are in the vicinity of the site access. The LHA advise that an automatic speed survey should be undertaken, not a handheld radar survey. 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.

In addition, given the gradient of the A447 to the northwest of the site, the LHA request that visibility splays are shown for both the horizontal and vertical plane in order to clarify where the visibility splay to the northwest falls in terms of a driver eye height of 1.05m to a point no less than 0.26m above the carriageway as detailed in Part 3, Figure DG2b of the Leicestershire Highway Design Guide.

In terms of trip generation, the Applicant has stated that the proposals generate approximately 180 trips per week, with an increase of approximately 10-20% anticipated. The LHA request clarification if this consists of 90 arrivals and 90 departures throughout the week or 180 arrivals and 180 departures throughout the week.

Following provision of the above information, the LHA will consider the proposals further against Part 1, Section IN5 of the Leicestershire Highway Design Guide.

Date Received
4 June 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
04 June 2024