

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: 24/00139/FUL

Highway Reference Number: 2024/0139/04/H

Application Address: Land North Of Deepdale Farm Lutterworth Road Burbage Leicestershire

Application Type: Full

Description of Application:

Full Planning Application for the Provision of Additional 23 Residential Dwellings Including Vehicular Access, Landscaping, Drainage and all other Associated Works.

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mr Paul Waterfield Davidsons Homes

County Councillor: Cllr Amanda Wright

Parish: Burbage

Road Classification: Class B

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) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for provision of an additional 23 dwellings including vehicular access, landscaping, drainage and all other associated works at land north of Deepdale Farm, Lutterworth Road Burbage.

The LHA is aware of application reference 19/01405/OUT, which was originally for 165 dwellings at the Deepdale Farm site. The LHA advised no objection subject to conditions and contributions to that proposal on 5th March 2020. The Applicant did however subsequently reduce the scale of the proposals to 135 dwellings and the LHA advised no objection subject to conditions and contributions on 28th August 2020. That application was refused by the LPA on non-highway matters, however the Applicant appealed the LPA's decision (appeal reference APP/K2420/W/20/3265143) and the appeal was allowed on 6th October 2021.

With the additional 23 dwellings proposed as part of this current application, a total of 158 dwellings would be built at the site.

Site Access

Details of the site access arrangements are shown on Davidsons drawing number BURB_101 Rev. P01. The site would be accessed via a continuation of Road 01 which was granted planning permission as part of application reference 22/00636/REM (Approval of reserved matters [appearance, landscaping, layout and scale] for the erection of 135 dwellings pursuant to Outline Planning Permission 19/01405/OUT - Land North of Deepdale Farm).

The site connects to the adopted highway at Lutterworth Road, a B classified road (B578) subject to a 30mph speed limit. The access arrangements on to the adopted highway were approved as part of application 19/01405/OUT.

The LHA advises it could not foresee any highway safety concerns in respect of extending Road 01 in to the site. Given the LHA advised no objection to the overall development access on to Lutterworth Road for up to 165 dwellings and the proposals would result in 158 dwellings being built at the site, it also has no concerns with the intensification in use which the additional 23 dwellings could generate.

Highway Safety

Based on available records to the LHA, there has been one Personal Injury Collision (PIC) recorded within 500m either side of the site access with Lutterworth Road within the last five years up to the end of December 2023. This was recorded as slight and involved a single vehicle and wildlife in the road.

Trip Generation

As detailed above, the LHA has previously advised no objection to a development of 165 dwellings at the site. Whilst that assessment would now be considered out of date, based on the scale of development proposed a detailed new assessment in to the level of traffic that could be generated is not required.

Internal Layout

The internal layout of the development is shown on Davidsons drawing number BURB_101 Rev. P01.

Based on the submitted application form, the Applicant proposes for the internal road to be adopted. The acceptability of an adopted road layout is subject to a Section 38 agreement in accordance with the Highways Act (1980). In order for the site to be suitable for adoption, the internal layout must be designed fully in accordance with LHDG.

In addition, the Applicant will need to ensure that the internal road network of the wider development (such as Road 01) which connects to Lutterworth Road is also suitable for adoption. The LHA understand it is the intention for the wider development roads to be put forward for adoption by Leicestershire County Council (LCC). Nevertheless, in the event roads connecting to Lutterworth Road within the wider development do not become adopted by LCC, the road within this proposed development will not be suitable for adoption in isolation.

The LHA have advised the LPA that it has been difficult to scale from the submitted drawings and that a scale drawing is required prior to any further comments on the suitability of the layout.

Parking Provision

After reviewing the drawing, the LHA is satisfied that an appropriate number of parking spaces are provided for each plot, however the dimensions cannot currently be reviewed. The Applicant does not appear to have submitted detailed drawings of the garage dimensions, which are required.

Parking provision for the dwellings with four beds is generally in a tandem arrangement, which is discouraged by the LHA due to the likelihood of generating an increase in on-street parking. All but one of the plots where tandem parking is present however are situated on shared private drives and it is noted an additional space is provided for plots 21 to 23 on the opposite side of the private drive. Overall, the LHA therefore advise it has no objection to the proposed level of parking provision.

Transport Sustainability

Given the proposals would represent an additional 23 dwellings over and above those permitted at the wider site, the LHA advises that the Applicant should provide one travel pack (currently £52.85 per pack if supplied through LCC) and two x six month bus passes (currently £510 each for an arriva service) per dwelling in the interests of encouraging sustainable travel to and from the site.

Whilst the proposals are not of a scale which requires a Travel Plan (TP), the LHA strongly advises and encourages the Applicant to include the additional 23 dwellings within the TP for the wider site.

Public Rights of Way

The LHA notes that whilst Public Footpaths No. U79 is not affected by the proposals, although a link would be provided to it. This is welcomed by the LHA.

Construction Management Plan

The LHA would advise the LPA that a Construction Management Plan will be required as a condition in the event the LPA are mindful to grant planning permission of the proposals due to the scale of the development. The LHA are however aware that the following documents have already been submitted to discharge condition 11 of application 19/01405/OUT, to which the LHA advised no objection:

- Davidsons Homes, 'Construction Environmental Management Plan - Lutterworth Road, Burbage ', dated August 2023; and
- Davidsons Homes drawing number: BURB_600, 'Build Route & Traffic Management Plan', dated August 2023.

The LHA advise that in the event the Applicant submitted identical documents to the LPA in support of the current proposals, it would be happy for the LPA to condition that construction is undertaken in accordance with the above documents.

Closing

The Applicant is requested to submit scale drawings of the internal layout and garages to the LPA for further review.

Date Received
26 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
16 April 2024