

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/R3

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

Application Type: Full

Description of Application: Re-consultation. Notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (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) has been re-consulted on an application seeking 'notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3).'

The following submitted drawings have been considered in the formulation of the following observations:

- Location Plan drawing number 9205-01-01 Rev B dated July 2024
- Proposed Site Plan drawing number 9205-03-01 Rev C dated September 2024

Reference is made to the [Leicestershire Highway Design Guide](#) (LHDG) throughout these observations.

Site Access

The Applicant has demonstrated a tractor entering the site whilst passing a car attempting to move in the opposing direction on the submitted vehicle tracking drawing titled 'Proposed Site Plan,' drawing number 9205-03-01 Rev C. The Applicant has demonstrated the dimensions of both the tractor and the private car which have been tracked on the above drawing. However, on the submitted drawing, the car is demonstrated as being located within a passing place, 15 metres from the proposed access rather than within the proposed access itself.

The LHA are concerned that there may be insufficient intervisibility between Whittington Lane and the passing place. Therefore, the current arrangement could require a vehicle within the access to either reverse back towards the passing place or vehicles reversing into the highway, with potentially limited visibility to allow the other vehicle to exit from the site. Given that Whittington Lane is limited to 50 mph at the point of the access, the LHA would not support the need for vehicles to reverse and/or wait within the highway in this location.

Therefore, the LHA would request that the Applicant submit a revised vehicle tracking drawing showing a tractor and trailer attempting to access and egress the site in all directions whilst a car is located within the access at the highway boundary. This is to ensure that a safe and suitable access can be provided for all users of the site access in accordance with paragraph 115 of the National Planning Policy Framework (2024).

The Applicant has demonstrated that the existing gates will be removed as part of the proposed development. However, the LHA note that the submitted tracking drawing shows the vehicular overhang encroaching onto/crossing the site redline boundary. The LHA are concerned that this could result in collisions with any existing boundary treatments.

The LHA welcomes the provision of a hard bound surface for a distance of 11 metres from the highway boundary on the Applicant's submitted drawing and for the entire width of the proposed access. However, the LHA advises that the width of the hard bound material will need to be increased to provide an access of sufficient width to enable a car to pass side by side with a tractor and trailer within the site access and clear of the public highway.

Date Received
14 March 2025

Case Officer
Harry Smith

Reviewer
VV

Date issued
28 March 2025