

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: 24/00747/HOU

Highway Reference Number: 2024/0747/04/H/R1

Application Address: The Moorings Ibstock Road Odstone Hinckley Leicestershire LE10 0QG

Application Type: Householder

Description of Application: Re-consultation. Two storey rear extension, entrance porch, double garage and new access driveway

GENERAL DETAILS

Planning Case Officer: Grant Perks

Applicant: Mr And Mrs M And C Burnham

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Proposed two storey rear extension, entrance porch, double garage and new access driveway.’

The proposals are at The Moorings, Ibstock Road, Odstone, Hinckley, Leicestershire, LE10 0QG.

The LHA previously responded to the LPA on 27 August 2024 requesting further information, this included:

- Detailed, scaled access drawing;
- Detailed, scaled vehicular visibility splay drawing;
- Speed survey data; and

- Stage One Road Safety Audit (RSA1) with a designer's response.

In response to the LHAs previous observations dated 27 August 2024 the Applicant has provided the following information:

- Location and Block Plan, drawing number 297 PL-01A;
- Proposed Site Plan, drawing number 297 PL-05;
- Site Access Design & Visibility Splays, drawing number DWG-01; and
- Traffic / Speed Survey undertaken by Nationwide Data Collection.

Site Access

The Applicant has provided drawing 'Site Access Design & Visibility Splays', drawing number DWG-01 which demonstrates access arrangements in accordance with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) in terms of effective access width. This is welcomed by the LHA. The LHDG can be found at <https://resources.leicestershire.gov.uk/lhdg>.

In response to the LHAs previous observations, the Applicant has provided a traffic / speed survey. This demonstrates measured 85th percentile speeds of 33.4mph northbound, and 36.6mph southbound. The LHA have reviewed the raw data within the report and accept the findings. Taking this into account, drawing 'Site Access Design & Visibility Splays', drawing number DWG-01 demonstrates vehicular visibility splays of 2.4m by 54m to the southwest of the access, and 2.4m by 65m to the northeast of the access. This accords with Table DG4 of Part 3 of the LHDG.

The LHA notes that amended redlines have been provided on drawings 'Location and Block Plan', drawing number 297 PL-01A and 'Proposed Site Plan', drawing number 297 PL-05. This allows for the vehicular visibility splay to the southwest to be over the Applicants land and therefore can be conditioned in order to ensure nothing over 0.6m in height is allowed within the visibility splays.

Whilst the Applicant has not provided a Stage 1 Road Safety Audit, given the amended plans, it is considered that in these site-specific circumstances this is not required.

For the reasons set out above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. No part of the development shall be brought into use until the access arrangements as demonstrated on Site Access Design & Visibility Splays, drawing number DWG-01 have been implemented in full. Once provided they shall be maintained in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. No part of the development hereby permitted shall be brought into use until vehicular visibility splays of 2.4 metres by 54 metres to the southwest of the access, and 2.4 metres by 65 metres to the northeast have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (December 2023).

3. The development hereby permitted shall not be brought into use until such time as the parking have been implemented in accordance with Proposed Site Plan, drawing number 297 PL-05. Thereafter the onsite parking provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023)

5. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2023).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received **Case Officer**
25 November 2024 **Neal Chantrill**

Reviewer
BD

Date issued
11 December 2024