

**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.

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**APPLICATION DETAILS:**

Planning Application Number: 23/00982/OUT

Highway Reference Number: 2023/0982/04/H/R1

Application Address: Land To The Rear Of The Cottage 34 Keats Lane Earl Shilton Leicestershire

Application Type: Outline (with access)

Description of Application:

Re-consultation. Outline Planning permission for residential development of up to 10 bungalows (some matters reserved except for scale and access)

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**GENERAL DETAILS**

Planning Case Officer: Alex Jelley

Applicant: Mr Paul Batson

County Councillor: Richard Allen

Parish: Earl Shilton

Road Classification: Adopted Unclassified

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**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 re-consulted on an outline application for the construction of up to 10 bungalows at land to the rear of The Cottage, 34 Keats Lane, Earl Shilton. Access and scale are to be determined at this stage.

The LHA previously responded to the Local Planning Authority (LPA) on 8 November 2023 requesting additional information, this included but may not be limited to:

- Speed survey raw data;
- Independent Stage 1 Road Safety Audit (RSA1) with designers response; and
- Reconsideration of Bin Collection Point (BCP) given distance of dwellings from proposed BCP location.

## **Site Access/Off-Site Considerations**

The Applicant has now provided the speed survey raw data, the LHA have reviewed this and would not dispute its findings.

The Applicant has also provided a RSA1 and Designers Response, the Auditors identified two issues and their recommendations are replicated below:

### **'Problem 1**

*Summary: Alignment of vehicles accessing the site via West Street risks right vs left turn collisions.*

*The location of the site is close to the junction with West Street, to the south of Keats Lane. There is a concern that drivers approaching from West Street will align themselves centrally within the junction, risking collisions with left turning vehicles entering West Street from Keats Lane.*

*Recommendation: It is recommended that 'Give Way' and centre line markings are provided within West Street so as to encourage drivers to align themselves to the nearside kerb at the junction with Keats Lane.*

### **Problem 2**

*Summary: Parking bays on the southern side of Keats Lane may obstruct entry / exit from the site, risking kerb overruns.*

*There is a long parking bay on the southern side of Keats Lane, to the east of the junction with West Street. Upon reviewing the swept path analysis, there is a risk that a parked vehicle may obstruct the movements of vehicles turning into /out of the site, resulting in kerb overrunning and damage to the footway, risking pedestrians trip type incidents or potentially damage to tyres and suspension resulting in loss of control incidents.*

*Recommendation: It is recommended that the parking bay is shortened to prevent obstruction of turning movements into and out of the development.'*

Contained within the 'Designer Response', authored by Edward & Edward Consultancy Ltd the Applicant has agreed to the recommendations for both problems. Whilst the LHA are satisfied the recommendations would mitigate the problems raised within the RSA1, the LHA requests a revised, scaled drawing demonstrating these proposals for consideration and to ensure they are secured via condition. This should include amendments to the single yellow line with the addition of some 'No Waiting At Any Time' signs at the junction opposite.

It should also be noted these proposals would be subject to a 'Traffic Regulation Order (TRO)' and therefore public consultation. The Applicant should note a TRO is subject to a fee of £7,500.00 and will also be required to enter into a Section 278 agreement. Further information can be found on this matter in Paragraph 6.3 of Part 6 of the Leicestershire Highway Design Guide (LHDG), a copy of this can be found at <https://resources.leicestershire.gov.uk/lhdg>.

Whilst not a material consideration for the LHA, concerns were raised in relation to the distance of the BCP from the proposed dwellings. However, the LPA have provided an email dated 10 November 2023 confirming they are satisfied with the location.

Once the matters raised above have been addressed, the LHA should be in a position to provide final observations to the LPA.

**Date Received**  
**26 January 2024**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**DH**

**Date issued**  
**29 February 2024**