

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: 23/00629/FUL

Highway Reference Number: 2023/0629/04/H

Application Address: 42 - 42A Mill Hill Road Hinckley Leicestershire LE10 0AX

Application Type: Full

Description of Application: Proposed 2no. detached dwellinghouses and associated works

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: Mr & Mrs George Burton

County Councillor: Cllr Stuart Bray

Parish:

Road Classification: Adopted Unclassified

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) understands the applicant is seeking full planning permission for the erection of two dwellings and associated works at 42 - 42A Mill Hill Road Hinckley. The LHA notes the relevant planning history of the site as summarised below:

- 11/01019/OUT - Erection of two dwellings – Permitted April 2012.

Site Access

Access to the proposed development is via a new and existing vehicular access with Mill Road, which is an unclassified road subject to a 30mph speed limit. There are no specific details on the parameters of the proposed accesses, so the applicant will need to include these details on a revised drawing. For further guidance the applicant can refer to Part 3, Figure DG17 Unadopted shared drive serving up to 25 dwellings of the Leicestershire Highway Design Guide (LHDG).

The applicant has shown on the Site Location / Block Plan that vehicular visibility splays of 2m x 43m and 2m x 39m can be achieved from the site accesses however for all residential private and shared private drives, the LHA require a set-back distance of 2.4 metres. The splays should not cross any third-party land, and the tips of the splays should be off-set from the edge of the carriageway by 1.0 metre.

Splay lengths should be in accordance with Part 3, Table DG4 of the LHDG, which are based on 85th percentile vehicle speeds. The applicant may need to commission a speed survey to ascertain 85th percentile vehicle speeds. Any survey would need to be carried out using an Automatic Traffic Counter – not Manual Speed Survey – to avoid influencing driver behaviour. A permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. Details of the services available can be obtained by contacting ndi@leics.gov.uk.

Therefore any revised drawing should show visibility splays in line with this requirement.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs in the last five years on Mill Hill Road.

Internal Layout

The proposed site layout is shown on GBa&e Development Consultancy drawing number: 4795/01. The application form states there will be five parking spaces which is in accordance with the LHDG, for one x three bedroom and one x four bedroom dwelling. The parking spaces are 2.4m x 5.5m which is acceptable.

Date Received
30 June 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
20 July 2023