

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: 23/0610/OUT

Highway Reference Number: 2023/0610/01/H

Application Address: Church Farm Station Road Elmesthorpe LE9 7SG

Application Type: Outline (with access)

Description of Application:

Outline application for residential development of three dwellings with associated infrastructure (layout, scale and means of access for approval)

GENERAL DETAILS

Planning Case Officer: Stephen Dukes

Applicant: Mr P Mac

County Councillor: Cllr Maggie Wright

Parish: Elmesthorpe

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 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 111 of the National Planning Policy Framework (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation of an outline application for residential development of three dwellings with associated infrastructure (layout, scale and means of access are to be determined. It is understood the site is currently used as a haulage yard.

The LHA has reviewed the following documents submitted by the Applicant:

- Design & Access Statement, published by the LPA on 18 July 2023
- GBa&e drawing number 4017/2022/01 Rev A (Site Location & Block Plans)

Site Access

Access to the site is proposed via an existing point of access on to Station Road, a B classified road (B581) subject to a 40mph speed limit. No amendments are proposed to the site access, which was also accepted as part of application reference 17/1597/RM for seven dwellings to the

south of this proposed development site.

The LHA considers that given the current use of the site as a haulage yard, no further amendments are required and the existing access arrangements are acceptable.

Highway Safety

Based on available records to the LHA, there have been four Personal Injury Collisions (PIC's) between the junction Station Road with Clickers Way and 500m east of the site access within the last five years. Of these, two were recorded as serious and two were recorded as slight.

After a review of the PIC's, while regrettable, the LHA is satisfied that there does not appear to be a common cause or pattern in the nature of the PIC's which have occurred. The LHA consider the proposals are unlikely to exacerbate the current situation.

Trip Generation

The Design & Access Statement details that currently there are no employees based on site, although the site is licensed for 6no. HGV's and 4no. associated trailers to be stored.

The LHA considers that the proposals for three dwellings would result in a reduction in the number of large, slow moving vehicles using the existing access and turning on to a B classified road. The introduction of a limited number of residential vehicle movements instead of HGV movements is therefore considered acceptable under the site specific circumstances.

Internal Layout

The LHA have reviewed GBa&e drawing number 4017/2022/01 Rev A, and are satisfied that there is sufficient parking and turning space available for all three plots.

Given the scale of the proposed development, the LHA would not consider the internal road layout for adoption. Given the distance of the dwellings from the public highway, the Local Planning Authority may wish to consider how refuse collection would be undertaken from the site and access for fire appliances.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with &GBa&e drawing number 4017/2022/01. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (2023).

Date Received
21 August 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
7 September 2023