

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: 20/01012/OUT

Highway Reference Number: 2020/1012/04/H/R4

Application Address: Land West Of Workhouse Lane Burbage Leicestershire

Application Type: Outline (with access)

Description of Application:

Re-consultation. Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline - access only)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Central England Cooperative

County Councillor: Cllr Amanda Wright

Parish: Burbage

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 advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

- 1. The Applicant has failed to demonstrate the principle of a safe and suitable access route can be achieved to the site between the junction of Workhouse Lane and Britannia Street and the proposed site access, contrary to paragraph 108 of the National Planning Policy Framework.**

Advice to Local Planning Authority

Following the observations submitted by the Local Highway Authority dated 15 July 2021, the Applicant has submitted a Technical Note dated 21 July 2021 which states the LHA need to provide more clear evidence on their grounds for objection given the previous Technical Notes and a Stage 1 Road Safety Audit which have been submitted.

The LHA advised refusal of the application within its observations submitted to the Local Planning Authority on 18 December 2020, 15 February 2021 and 15 July 2021. The latter two responses referred to the comments submitted on 18 December 2020.

The LHA have re-visited the site on 16 February 2022 and maintain that carriageway widths on Workhouse Lane between the Britannia Road Road and Frezenberg Close junction are below the 5.5m required within Part 3, Table DG1 of the Leicestershire Highway Design Guide. Carriageway widths between the Britannia Close junction and the existing build-out on Workhouse Lane narrow to approximately 4.2m, creating a pinch point where vehicles exiting Britannia Road could come in to conflict with vehicles turning right towards Britannia Road or continuing northbound along Workhouse Lane. In addition, the tight junction radii and restricted visibility due to third party land/ planting mean drivers would need to pull out some way in to Workhouse Lane in order to see oncoming traffic when turning left.

The LHA consider the additional development traffic could exacerbate the situation which would be to the detriment of highway safety and free flowing traffic. Drivers may also be tempted to pull up half on to the footway and continue to drive half on the footway/ carriageway in order to allow other vehicles to pass which would be to the detriment of pedestrian safety. During the site visit there did not appear to be scope to undertake widening in the area without third party land. Therefore the LHA maintain its ongoing reason for refusal, originally advised on 18 December 2020.

Date Received
9 February 2022

Case Officer
Ben Dutton

Reviewer
DH/ RH

Date issued
23 February 2022