

## TECHNICAL NOTE

**Project Title:** Land West of Workhouse Lane, Burbage

**Report Reference:** JNY10215 - 06

**Date:** 21<sup>st</sup> July 2021

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### APPLICATION REF: 20/01012/OUT – RESPONSE TO LCC COMMENTS

#### Introduction

- 1.1 This Technical Note provides a response to the latest comments presented by Leicestershire County Council Highways in respect of the above planning application.

#### LCC Comments

- 1.2 The comments provided by LCC dated 15<sup>th</sup> July remains unchanged from the previous response dated 15<sup>th</sup> February and concludes;

**‘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.’**

#### RPS Response

- 1.3 LCC have confirmed in their response that they acknowledge the findings of the Road Safety Audit work that was undertaken and that the only matter raised was in respect of the location of a proposed road sign, however LCC still retain their objection on safety grounds but have not explained in any detail why or how the existing/ proposed road widths comprise safety and highway design. The work undertaken to date by RPS has demonstrated that the proposals are safe and suitable for use and this has been confirmed an independent qualified Road Safety Auditor.
- 1.4 As a highway authority LCC need to provide more clear evidence as to the reasons why they consider this route to the site to be unsafe other than ‘*LCC remain concerned that the additional traffic which could be generate by the proposals in relation to the existing widths of Workhouse Lane could be of detriment to highway safety and free flowing traffic.*’
- 1.5 RPS have to date provided two technical notes dated 26<sup>th</sup> January 2021 and 27<sup>th</sup> April 2021 in order to address LCC’s concerns. The information submitted includes swept path analysis to demonstrate that movements by various vehicle sizes can be accommodated as well as commissioning an independent road safety audit to review the extent of road to which LCC advise is ‘unsafe’. The auditors conclude that there are no issues relating to highway safety

between the site access and Workhouse Lane and takes into consideration access for all users.

- 1.6 Workhouse Lane varies in width from 5.3m at the junction with Britannia Road to 4.8m north of the junction with Frezenberg Close. South of Frezenberg Close and as part of the access to the site, the road will widen to 5.5m. The narrowest section for two-way traffic is 4.8m which extends for a length of approximately 20m, Manual for Streets advises that a road width of 4.8m is suitable to accommodate a large HGV vehicle and a car. It is therefore considered that based on the information provided to date that there is no evidence to support LCC's claims that the road is unsafe.
- 1.7 LCC make reference to 'free flowing traffic' it should be noted that Workhouse Lane is a no through road and south of Britannia Road it currently serves a small number of dwellings (circa 40), the term 'free flowing traffic' does not seem applicable to a road that is a most likely to see around 1 vehicle every 2mins in the busiest peak period.
- 1.8 It is considered that the work undertaken to date does demonstrate that safe and suitable access can be achieved for all users and does therefore conform with the policies of NPPF.

