CONTROLLED

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Our ref 82003258/HDC/AN/53400
Your ref AVA/2020/0588
Date 07 September 2020

Dear Mrs Brooks,

Outline application for the erection of two houses in multiple occupation, 5 Hands Road Heanor Derbyshire DE75 7HA

As a consequence of the travel and working restrictions imposed as a result of the Coronavirus protection measures, applications continue to be predominantly assessed without the benefit of a visit to the development site. The Highway Authority will be using all available sources of desk top information to carry out assessments and where essential, site visits may be conducted in accordance with current health and safety guidelines at the Highway Authority's discretion.

Background

The Local Highway Authority (LHA) are in receipt of application AVA/2020/0588 seeking outline permission for the erection of 2 dwellings with multiple occupancy at No.5 Hands Road, Heanor and Loscoe. The applicant is seeking approval for the access, layout and scale with all other matter reserved. Heanor Road is a unclassified road subject to a 30mph speed limit.

Site Access

The applicant is proposing a new shared access drive off Heanor road, given the limited information submitted on the site plan, it appears a full width dropped kerb access across the entire site frontage is proposed. Furthermore, no details have been provided regarding vehicular or pedestrian visibility splays.

An amended drawing should be submitted to an appropriate scale, which includes access geometry (width) and visibility splays.

Therefore, the LHA would request the applicant to submit a revised drawing at an appropriate scale, detailing access geometry and visibility splays in accordance with the details below.

In accordance with Manual for Streets (MfS), vehicular visibility splays should be 43m based on a 30mph speed limit or 85th %ile speeds. Splays should be setback 2.4m (measured along the centreline of the access) from the near edge of the carriageway, measured to a point

offset 1m from the edge of the channel line and should remain within the applicant's land and highway land; they cannot encroach into third party land.

For 85th %ile speeds an up to date speed reading should be obtained, which shows the recorded speeds at the proposed access location. The visibility splays should then be calculated based on the measured 85th %ile speeds to ensure adequate visibility splays can be provided to achieve a safe and suitable access.

The Derbyshire County Councils network data team can undertake speed surveys on behalf of the applicant or may already hold survey data on record, which the applicant can purchase. Please contact ETC.DataTeam@derbyshire.gov.uk for further information.

Pedestrian visibility splays should measure a minimum of 2m x 2m.

Internal Layout

The LHA requires car parking for residential dwellings to be provided on the basis of three spaces for a dwelling with four or more beds. The LHA understands that each dwelling is to have four beds, resulting in a total of 8. It should be noted that the LHA have no specific parking standards for HMO's.

Parking details have not been illustrated on the site plan, and it is assumed that there will be a number of on street and off-street parking spaces. Nevertheless, the LHA would request the applicant to illustrate any off-street parking spaces in any further submission measuring a minimum of 2.4 metres by 5.5 metres. Furthermore, vehicles must be parked at approximately right angles to the carriageway unless turning space is available within the site. The minimum depth required is 5.5 metres.

Due to the location, no on-site turning provision is required in accordance with the DSPDG.

Advice to Local Planning Authority

Therefore, in conclusion LHA 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.

Yours sincerely

[redacted]

Highway Development Control