

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: 24/00448/FUL

Highway Reference Number: 2024/0448/04/H

Application Address: Unit 18 Waterfield Way Burbage Hinckley Leicestershire LE10 3ER

Application Type: Full

Description of Application: Alterations to industrial building including the provision of steps and ramp to front and rear entrances, removal of ground floor windows to form new customer entrance and associated works

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Euro Car Parts Ltd

County Councillor: Cllr Barry Walker

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, 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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a full application for alterations to an industrial building including the provision of steps and ramp to front and rear entrances and removal of ground floor windows to form new customer entrance and associated works at Unit 18, Waterfield Way Burbage, Leicestershire.

Site Access

The site is served by an existing access that leads onto Waterfield Way, an unclassified road subject to a 30mph speed limit.

The applicant proposes no changes to the existing access arrangements on site. Taking into consideration the development proposal, the LHA would be unable to demonstrate a material intensification of the site access.

The LHA is unable to demonstrate that the development proposal if permitted will result in a severe impact upon the highway network and would not seek to object on this basis.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along Waterfield Way within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Internal Layout

The internal layout of the proposals is detailed on Robertson Simpson Drawing Number RS/72699/. The LHA have assessed this plan alongside additional information submitted by the applicant. The LHA note the existing parking on the site is not designated to any specific industrial unit and the existing parking provision will be retained.

The LHA note that the main internal changes are replacing the existing offices on site with a canteen, meeting room and customer collection counter.

The development proposal changes do not increase the number of employees employed on site. Having considered the full nature of the proposal alongside the existing use of the site, The LHA deem that additional parking would not be required in these site-specific circumstances.

Date Received
21 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
07 June 2024