

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: 24/00403/FUL

Highway Reference Number: 2024/0403/04/H/R1

Application Address: The Market Bosworth School Back Lane Market Bosworth Nuneaton
Leicestershire CV13 0JT

Application Type: Full

Description of Application: Re-consultation. Construction of a new multi-use sports area, extension of car-park, upgrade to grass pitch and associated works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr David Hemstock

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

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

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Construction of a new multi-use sports area, extension of carpark, upgrade to grass pitch and associated works.’

The proposals are at The Market Bosworth School, Back Lane, Market Bosworth, Nuneaton, Leicestershire, CV13 0JT.

The LHA previously responded to the LPA on the 9 July 2024 advising approval with conditions in matters relating to the highway.

The LHA have reviewed the following documents as part of these observations.

- Email dated 29 July 2024 re Multi Use Games Area (MUGA); and
- Construction Phase Plan.

These observations should be read in conjunction with the LHAs previous observations provided to the LPA on 9 July 2024.

Proposals

The Applicant has provided further information in relation to the outside of school hours use of the MUGA by third parties. The LHA did however consider and address this matter within our previous observations provided to the LPA on 9 July 2024. As such, no further comments are required.

The LHA advised a condition replicated below:

'No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.'

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.'

The Applicant has stated within the 'Construction Phase Plan (CPP) the following:

- *Material deliveries are undertaken in a controlled, safe manner and will be done in line with the sites traffic management plan which can be found in Appendix 12. No deliveries will be programmed between the hours of 07:30 – 09:00 AM and 14:00 – 16:00 PM.*

Given this would avoid school drop off and pick up times, this is acceptable to the LHA.

- In high-traffic areas such as site access roads, wheel wash stations will be installed at the site entrance and exit points to prevent vehicles from carrying sediment onto public roads. This will reduce the risk of polluting adjacent water bodies and ensure compliance with local environmental standards; and
- Delivery/plant/access routes will be thoroughly cleaned by road sweeper.

Whilst the above is acceptable to the LHA, the wheel washing facilities should be provided prior to commencement of the development and be on-site until the completion of the works.

The Applicant has not provided information as to the type of wheel wash facilities proposed. As such, the Applicant should clarify what form the wheel washing facilities will take. For the avoidance of doubt, these should be a pressure washer or Rhino EcoWash or EcoRamp.

The wheel washing facilities should not be located within 10m of the public highway, this is to ensure wastewater does not run onto the public highway.

The Applicant would also need to provide to the LPA the route to which vehicles will travel to the site via the public highway within the CPP.

The Applicant should also provide information as to where vehicles for workers / contractors and visitors to the site will park for the duration of the development within the CPP.

Conditions

1. Notwithstanding the submitted Construction Phase Plan dated September 2024, no development shall commence on the site until such time as an updated construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be brought into use until such time as the parking and turning facilities have been implemented in accordance with Site layout drawing labelled Application Area, received by the LPA on 26 April 2024. Thereafter the onsite parking and turning provision shall be kept available for such use 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 (December 2023).

Date Received
5 November 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
12 November 2024