

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: 24/00250/FUL

Highway Reference Number: 2024/0250/04/H

Application Address: 1 Sketchley Meadows Burbage Hinckley Leicestershire LE10 3EN

Application Type: Full

Description of Application:

Change of use of from B2 (general industry) to B8 warehouse/storage and distribution. Erection of perimeter fence, reconfiguration of parking areas and minor external alterations.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Royal Mail

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, 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) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the change of use from B2 (general industry) to B8 warehouse/storage and distribution, erection of a perimeter fence, reconfiguration of parking areas and minor external alterations at 1 Sketchley Meadows, Burbage.

Based on the submitted application form, the internal floorspace of the proposed building is 582 sqm. The LHA has reviewed the following documents that have been submitted in support of the proposals:

- Planning Statement dated March 2023 and authored by WSP
- Watson Batty Architects drawing number RMHDO WBA SI 00 DR A PL003 Rev P1 (proposed site plan)

Site Access

The site is accessed off Sketchley Meadows, an unclassified road subject to a 30mph speed limit. No amendments are proposed to the existing established access arrangements. This is accepted by the LHA.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Sketchley Meadows within the last five years.

Trip Generation

Based on Part 2, Table PDP1 of the Leicestershire Highway Design Guide, the Applicant is not required to undertake any detailed assessment in respect of the traffic impact of the proposals. The LHA is satisfied the proposed change of use is unlikely to have a material impact on the county highway network.

Internal Layout

Watson Batty Architects drawing number RMHDO WBA SI 00 DR A PL003 Rev P1 provides details of the proposed parking arrangements. The Applicant has stated 25 car parking spaces are already available within the site, and as part of the proposed development there will be an additional eight parking spaces within the site.

Based on the Highway Requirements for Development document available within the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>), a B8 development requires one car space per 100 sq. metres and one lorry space per 400 sq. metres.

The LHA notes that there are 27 car parking spaces within the red line boundary of the site. There appears to be no disabled parking spaces within the red line boundary of the site, but there is one space close to the car park entrance. The Applicant may wish to consider providing a disabled parking space within the red line, however the LHA welcome that electric vehicle charging points and covered cycle parking will be provided within the site.

Based on the information submitted, the LHA has no objection to the proposed parking arrangements.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Watson Batty Architects drawing number RMHDO WBA SI 00 DR A PL003 Rev P1. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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).

2. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).

Date Received
26 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
27 March 2024