

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: 23/00995/FUL

Highway Reference Number: 2023/0995/04/H

Application Address: Airama House Wheatfield Way Hinckley Leicestershire LE10 1YG

Application Type: Full

Description of Application:

Construction of 2.4m fencing and storage containers (contrary to condition 2 on planning application 05/01382/COU)

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Mr Neil Buckland

County Councillor: Cllr Michael Mullaney

Parish:

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) have been consulted on full application 23/00995/FUL which is for the construction of a 2.4m fencing and storage containers (contrary to condition 2 on planning application 05/01382/COU). The proposals are at Airama House, Wheatfield Way, Hinckley, Leicestershire, LE10 1YG.

Site Access

The Applicant are not proposing any access amendments. It is noted the access and egress to the site is via a private road off Wheatfield Way.

Trip Generation

It has been indicated within the 'Application Form' the staffing level are due to increase from 11 to 21 employees, an increase in 10 members of staff. Whilst the proposals would appear to increase the trips to the site in the AM/PM peaks, given the increase would be minimal, the LHA would not be able to demonstrate any additional trips to the site would lead to a severe impact on the public highway contrary to Paragraph 110 and 111 of the National Planning Policy

Highway Safety

There have been no Personal Injury Collisions (PIC's) recorded along the entire length of Wheatfield Way in the last 5 years. The LHA is satisfied that there is no evidence to suggest that the development proposal would exacerbate the current highway situation.

Internal Layout

The Applicant has indicated that there is currently 34 existing off-street car parking spaces at the site, the proposals would remove the use of 8 off these spaces leaving 26 off-street car parking spaces available.

The LHA consider there to be a mixture of B2 and B8 use at the site, with a small office area as demonstrated on the proposed ground and first floor plans. As previously stated, the Applicant has indicated there would be 21 employees at the site. Given there are 26 off-street car parking spaces, this also leaves five off-street spaces for visitors and deliveries/pick-ups.

Having considered the application in full, the LHA would not seek to resist the proposals in these site specific circumstances..

Date Received
6 November 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 November 2023