
From: highways@planning.leics.gov.uk
Sent: 20 July 2023 08:10
To: Laura Ashton; Planning Folder New
Cc: ross.hills@leics.gov.uk
Subject: Response To Application Number 23/00624/FUL at 2B Stafford Street Barwell
Leicester Leicestershire LE9 8HF
Attachments: Response_23-00624-FUL.pdf

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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MONITORED ***

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: 23/00624/FUL

Highway Reference Number: 2023/0624/04/H

Application Address: 2B Stafford Street Barwell Leicester Leicestershire LE9 8HF

Application Type: Full

Description of Application: Proposed three storey apartment block comprising 7 one-bed apartments and 7 two-bed apartments with associated parking, landscaping and charging points

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: Mr J Walker

County Councillor: Ross Hills

Parish: Barwell

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 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.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/00624/FUL for the erection of 14 apartments on a former factory site at 2B, Stafford Street, Barwell.

Site Access

The Applicant intends to utilise two of the three existing points of access onto the public highway with the 3rd access permanently closed and fully reinstated. The accesses lead onto Stafford Street which is an adopted, unclassified road that is subject to a 30 mph speed limit.

AP Building Design Services drawing No. 0108 shows one access close to the northern boundary of the site and a second access close to the southern boundary of the site. Each access is shown as measuring six metres in width for at least the first five metres from the highway and that these areas are to be surfaced with tarmacadam.

The LHA welcome that the Applicant intends to reduce the number of accesses. However in the interests of highway safety for all the LHA seek to limit the number of accesses onto the highway.

The LHA request that the Applicant considers providing a single point of access to serve all of the parking spaces. The LHA suggest that the northern access is utilised as the southern access is close to the bend where Stafford Street becomes Bank Terrace and therefore visibility is restricted. The proposed trees on this corner could also further restrict available visibility around the bend.

In order to be in accordance with Part 3, Table DG17 of the Leicestershire Highway Design Guide (LHDG) the LHA are willing to accept an unbound access that is a minimum of 4.8 metres wide for the first five metres from the public highway.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Stafford Street or Bank Terrace within the last five years.

Internal Layout

Drawing No. 0108 shows the provision of 21 parking spaces to serve 14 one and two bedroom dwellings. Each of the spaces are shown to measure 5 metres by 2.4 metres. Part 3, Paragraph 3.165 states that parking spaces should be at least 5.5 metres in length however the LHA are willing to accept the proposed spaces. The LHA welcome that a six metre aisle width has been provided.

The LHA advise that a proposal offering 14 parking spaces would be acceptable as this would be in accordance with Part 3, Paragraph 3.151 of the LHDG and also that this may aid in the re-design of the site as requested above.

It is also acknowledged that the site is suitably located to provide good access to services and sustainable transport methods.

The LHA also welcome that secure, undercover cycle parking facilities and electric vehicle charging points are to be provided.

Date Received
29 June 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
20 July 2023