

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: 24/00253/FUL

Highway Reference Number: 2024/0253/04/H

Application Address: Unit 2 Arthur Street Barwell Leicester Leicestershire LE9 8GZ

Application Type: Full

Description of Application: Proposed two storey warehouse industrial unit

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: John Cooper

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 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 a proposed two storey warehouse industrial unit at Unit 2, Arthur Street, Barwell.

According to the submitted application form, the Applicant is proposing B2 use. Based on the external dimensions of the building, the LHA has calculated the maximum internal floorspace of the site could be no more than 288sqm across the two floors.

The LHA is aware of application reference 22/00606/FUL for a proposed replacement two storey warehouse following the demolition of an existing building at the site which was granted planning permission on 10 January 2023. The LHA do not hold records of being consulted on that application.

Site Access

The site is accessed off Arthur Street, an unclassified road subject to a 30mph speed limit. No amendments are proposed to the existing site 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 Arthur Street within the last five years.

Trip Generation

Given the scale of the proposals, a detailed assessment of trip generation is not required.

Internal Layout

The submitted application form indicates that 10 car parking spaces and one light goods vehicle space within the site.

Based on the Highway Requirements for Development document available within the LHDG, one car space per 50 sq. metres and one lorry space per 200 sq. metres is required for B2 use. As such, six car parking spaces are required for the proposed development, along with one HGV space.

Plan no. 1644/BP details that there will be six car parking spaces within the site. Whilst 10 spaces have not been detailed, the LHA is satisfied that an additional four car parking spaces may be available within the wider site. In addition, whilst an HGV parking space is not shown, the Applicant has suggested light goods vehicles would access the site. It is also understood the business is currently renting space in a nearby unit.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Plan no. 1644/BP. Thereafter the onsite parking and turning provision shall be kept available for such uses 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).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
26 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 March 2024