

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: 24/00600/FUL

Highway Reference Number: 2024/0600/04/H

Application Address: 1 Alan Bray Close Hinckley Leicestershire LE10 3BP

Application Type: Full

Description of Application: Proposed extension to industrial unit and installation of solar panels

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Luke Moulding

County Councillor: Cllr David Bill MBE

Parish: Hinckley

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 (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application for a proposed extension to an industrial unit and installation of solar panels at 1 Alan Bray Close, Hinckley, Leicestershire.

Site Access

The site is currently served via an existing access approximately 10m wide that leads onto Alan Bray Close, an unclassified road subject to a 30mph speed limit.

Based on information within the submitted application form, the LHA note the applicant proposes no changes to the existing site access arrangements as part of this developmental proposal. Upon consideration of the above, the LHA is content that the existing access arrangements would be suitable to cater for the proposed development.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along Alan Bray Close within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Internal Layout

The LHA have reviewed the submitted application form and note there are 64 existing vehicular parking spaces on site and the applicant proposes to reduce provision to 34 vehicular parking spaces.

'Highway Requirements for Development: Part 4' of the LHDG states that for a B2 general industrial unit, one car space per 50 sq. metres and one lorry space per 200 sq. metres should be provided on site.

As this proposal increases the gross internal floorspace from 1224m to 1677m, the LHA calculate that 34 vehicular parking spaces would be required to serve the proposed development. The parking proposed is therefore in line with the LHDG.

The LHA note that no lorry spaces have been provided for on Hayward Architects Proposed Site Plan Drawing Number 07A. However, the LHA note that there are no lorry spaces demonstrated on Hayward Architects Existing Site Plan Drawing Number 03. The LHA therefore would not seek to object to the proposal on this basis.

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 Hayward Architects Proposed Site Plan and Site Location Plans Drawing Number 07A. Thereafter the onsite parking 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).

Date Received
15 July 2024

Case Officer
Oliver Rivera

Reviewer
DP

Date Issued
02 August 2024