

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: 23/01023/HYB

Highway Reference Number: 2023/1023/04/H

Application Address: Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Application Type: Hybrid

Description of Application:

Construction of motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)

GENERAL DETAILS

Planning Case Officer: Tim Hartley

Applicant: Mr Ross Fraser

County Councillor: Cllr Amanda Wright

Parish: Burbage

Road Classification: Class A

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 a consultation for a hybrid application for the construction of a motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69. The site is located at land east of Stretton Croft, Wolvey Road, Burbage.

This is a cross boundary application with Rugby Borough Council and is detailed as a hybrid application. The LHA has liaised with the Local Planning Authority (Hinckley & Bosworth Borough Council) as to how the hybrid application is to be determined, however it is understood the application could actually be a full application.

The LHA is aware of application reference 20/00531/HYB at the same site, consisting of the following:

- *Full application for erection of a roadside services facility comprising a petrol filling station, drive through restaurant (class A1/A3/A5) with new vehicular access (via A5 Watling Street), together with internal roads, car/cycle parking, drainage works, earthworks, landscaping and other associated infrastructure.*
- *Outline application for erection of class B1 and flexible class B1/B2/B8 units with access via the A5 (Watling Street) together with the construction of internal roads, vehicle and cycle parking, drainage works, earthworks, landscaping and other associated infrastructure.*

That application was granted planning permission by Hinckley & Bosworth Borough Council on 18 August 2022.

A Transport Assessment (TA) dated August 2023 and authored by Dynamic Transport Planning has been submitted in support of the current proposals.

Site Access

Access to the site is proposed off A5 Watling Street, which is subject to the national speed limit. The Applicant has stated within the TA that, in alignment with the previous planning approval (Application Ref: 20/00531/HYB), it is proposed that access to the site will be taken from a newly constructed signalised T-junction with the A5 Watling Street, located approximately 170m south of Wolvey Road (south) junction. The design includes a dedicated right-turn flare into the site, with duelling of the carriageway towards the M69 J1 (Stretton Baskerville Interchange). A left-turn flare will facilitate access into the site from the south, with the two-lane approach merging back into one-lane (heading northbound). The site egress will consist of a two-lane approach, to enable access to the A5 Watling Street north and south.

The LHA advise that given the access is proposed off the A5, this falls within the jurisdiction of National Highways, it has no further comments to make on the site access arrangements at present, however it is noted that a drawing detailing the full extents of the access proposals has not been provided. It is understood that road re-alignment and marking improvements are also proposed at the A5 Watling Street/Wolvey Road junction, with the provision of both right-turn/left-turn pockets into Wolvey Road (north and south). The LHA will require a drawing of these proposals to be submitted as part of this application.

Highway Safety

As part of the previous application, the LHA advised it had no concerns that the development proposals could exacerbate any patterns of personal injury collisions (PICs) on the local highway network. The LHA will consider highway safety in more detail following further clarification in respect of the developments trip rates, as per below.

Trip Generation

The Applicant has used the TRICS database in order to ascertain the approximate levels of traffic the proposed motorway service area could generate. The Applicant has then compared the level of

trips which the proposed service station could generate during the AM and PM peaks (08:00 - 09:00 and 17:00 - 18:00 respectively) with the level of traffic the approved development could generate as can be seen in Table 1 below.

	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Approved Development	222	111	130	238
Current Proposals	106	97	86	83
Net	-116	-14	-44	-155

Table 1: Comparison of trip generation for the approved and proposed development during the AM and PM peaks.

While the LHA acknowledge the proposals are likely to result in a reduction in traffic during the AM and PM peaks and that the majority of the traffic impact of the development is likely to be on the strategic road network, the Applicant has not compared the daily/ hourly weekday or weekend traffic to that generated by the approved development. It is considered that given the nature of this current application to that of the previous application, which has a much larger motorway service facility, the proposals could result in higher peaks in traffic during different times of day, for example lunch time. On this basis, the LHA advises a comparison of daily/ hourly traffic levels is provided.

Junction Capacity Assessments

The LHA will need to be satisfied of the impact of the development on Leicestershire's network. Depending on the level of traffic the proposed development generates throughout the day in comparison to the previous proposals, notably during the lunchtime period, further capacity assessments of M69 J1 may be beneficial.

It is also noted that capacity assessments have not been undertaken of the A5 Watling Street/ Wolvey Road junction. The LHA would welcome a comparison of the impact of the proposals at this junction in comparison to the previous proposals.

Off-Site Implications

As advised above, it is understood that road re-alignment and marking improvements are also proposed at the A5 Watling Street/Wolvey Road junction, with the provision of both right-turn/left-turn pockets into Wolvey Road (north and south). The LHA will require a drawing of these proposals to be submitted as part of this application.

Internal Layout

Details of the sites internal layout are provided on ADS drawing number 26 Rev G. The development would include 269 car parking spaces, including 17 disabled spaces and 38 EV spaces. 29 HGV spaces are also proposed along with six coach spaces, eight towing caravan parking spaces and 10 motorcycle spaces.

The LHA is satisfied the proposals are unlikely to result in vehicles parking indiscriminately on the county highway network.

Transport Sustainability

A number of pedestrian improvements will be brought forward as part of the site access proposals, which are welcomed by the LHA. These include controlled crossing points of A5 Watling Street, which will improve access to the site for residents and employees in the local area. Whilst the nearest bus stop is some 500m from the site, given the predominant land uses, the LHA is content with the sustainable accessibility of the proposals.

The LHA will provide comments in respect of the Applicant's Travel Plan once the additional information requested above has been provided.

Closing

Based on the above, the following information should be submitted to the LPA for consideration by the LHA:

- A detailed drawing showing the full extents of the proposed site access arrangements and off-site works.
- A comparison of the hourly/ daily traffic for the approved employment/ services development and the proposed development.
- Further information in respect of the level of traffic which could be generated at the A5/ Wolvey Road junction.
- Potentially capacity assessments of M69 J1 depending on the level of traffic generated in comparison to the approved application during for example a peak lunch time.

Date Received
6 November 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
29 November 2023