

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: 23/00514/FUL

Highway Reference Number: 2023/0514/04/H/R2

Application Address: Burbage Road Service Station Burbage Road Burbage Hinckley
Leicestershire LE10 2TP

Application Type: Full

Description of Application:

Re-consultation. Demolition of car wash and the erection of charging zone to include EV chargers and canopy, two jet wash bays, substation and associated forecourt works.

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: C/o Agent

County Councillor: Cllr Stuart Bray

Parish: Burbage

Road Classification: Class B

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 (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted on full application 23/00514/FUL for the demolition of the car wash and the erection of charging zone to include EV chargers and canopy, two jet wash bays, substation and associated forecourt works. The proposals are at Burbage Road Service Station, Burbage Road (4669), Burbage, Leicestershire, LE10 2TP.

The LHA previously responded to the Local Planning Authority (LPA) on 20 June 2023 requesting further information, this included but is not limited to:

- Trip generation; and
- On-site vehicle management.

Trip Generation

In response to the LHA observations provided to the LPA on 20 June 2023, the Applicant has provided further information to the LPA via an email dated 12 July 2023 and a revised plan titled 'Proposed Site Plan', drawing number 13664-690-21 Rev A. Within the further information provided the Applicant has stated:

'It is noteworthy that the proposed EV charging spaces will not result in a significant number of new trips to the area. Drivers are unlikely to make a dedicated new trip to charge their vehicle as most EV owners (93% according to Department of Transport in April 2022) have charging facilities at their homes. Instead, any trips to the proposed EV spaces will be associated with drivers already visiting other uses in the local area, or drivers passing the site on Burbage Road. As such the majority of trip will be linked or pass-by trips. Considering the proximity of the application site to the existing conurbation and facilities within Hinckley and the passing traffic on Burbage Road it is considered reasonable to assume in the order of 80% of trips to the site will be pass-by trips or linked trips. Therefore, based on the maximum capacity of the EV charging spaces with a given hour, 10 trips will be pass-by or linked trips with two being new trips on the network. This is a worst-case scenario as it is unlikely that all four spaces will be used continuously throughout the day. One must also accept that as the number of combustion engine cars decreases (in proportion to the existence of electric cars on the network), the use of the existing wet fuel pumps will decrease.'

In conclusion, the above analysis demonstrates that the proposed EV charging spaces will result in a negligible difference in vehicle trips to the site. Therefore, development will not result in a material increase in use of the local access.'

The LHA accepts the Applicants methodology.

Internal Layout

The Applicant has demonstrated on 'Proposed Site Plan', drawing number 13664-690-21 Rev A the inclusion of two x Electric Vehicle (EV) waiting bays, these are welcomed by the LHA.

Taking the above into consideration the LHA would not seek to resist the proposals subject to the following condition.

Conditions

1. The development hereby permitted shall not be brought into use until such time as the Electric Vehicle parking bays and turning facilities have been implemented in accordance with Proposed Site Plan, drawing number 13664-690-21 Rev A. Thereafter the onsite Electric Vehicle parking and turning provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street waiting provision is made to reduce the possibility of the proposed development leading to queuing 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 (2021).

Date Received
31 July 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
8 August 2023