

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: 23/00646/FUL

Highway Reference Number: 2023/0646/04/H/R1

Application Address: JJ Churchill Ltd Station Road Market Bosworth Nuneaton Leicestershire
CV13 0PF

Application Type: Full

Description of Application:

Re-consultation. Proposed industrial building (B2) with offices and associated car parking, cycle facilities and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Sarah Gregory

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

Road Classification: Class C

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

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised within its observations submitted to the Local Planning Authority on 28 July 2023 that further information was required in respect of the proposals, notably in respect of parking provision and the number of any new employees generated as a result of the proposals.

The Applicant has submitted a Transport Statement (Job no 8663) Rev. 3, dated 22 September 2023 in support of the proposals.

Site Access

The LHA previously advised it has no objection to the continued use of the existing site access to serve the proposed development.

Highway Safety

It was previously advised by the LHA that it did not consider the proposals would exacerbate any existing highway safety concern within the vicinity of the site.

Internal Layout

The LHA previously advised that based on the Highway Requirements for Development Part 4 document available within the LHDG, a B2 industrial building would require a minimum 36 car parking spaces, (one car space per 50 sqm) and a minimum of nine HGV spaces (one space per 200 sqm). The LHA asked the Applicant to clarify why there was a shortfall in parking provision and justification for the level of parking proposed (18 spaces), or a revised drawing showing increased parking provision. It was also advised the submitted Application Form stated that there would be an increase or decrease in the number of employees at the site, but no clarity was provided in respect of what the increase or decrease was.

The Applicant has advised within the TS that the end user operates with approximately 12 members of staff on-site at any one time, across the whole site. Consequently, the quantum of parking provided is in line with the operational requirements of the site. It has also been advised that the majority of deliveries would be undertaken by light goods vehicles such as transit vans or similar. The Applicant continues that given the bespoke nature of the development designed specifically to the end user, it is not anticipated full size HGV's would require access to the site and consequently HGV parking would not be required. An area to the north of the site would also provide for overspill parking and turning for larger vehicles in the event that access was required. The LHA notes from the submitted Design & Access Statement that the end user would be JJ Churchill, who are already established at the site.

Overall, given the above, the LHA consider it would not be possible to demonstrate that the proposals are likely to result in indiscriminate parking occurring within the highway, notably Station Road, as a result of the proposals.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with IMA Architects drawing number 223008 - IMA - ST - XX - DR - A - 050102 Rev P02. 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 (2023).

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2023).

Informative

- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
25 September 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 September 2023