

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: 23/00240/FUL

Highway Reference Number: 2023/0240/04/H

Application Address: J K S Shopfitting And Joinery Ltd Workshop Kirkby Moats Farm 14 Newbold
Road Kirkby Mallory Leicester Leicestershire LE9 7QG

Application Type: Full

Description of Application:

Proposed industrial storage unit

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Hall

County Councillor: Ross Hills

Parish: Peckleton

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 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) have been consulted on application 23/00240/FUL which is for the proposed erection of an industrial storage unit. The proposals are at J K S Shopfitting And Joinery Ltd Workshop, Kirkby Moats Farm, 14 Newbold Road, Kirkby Mallory, Leicestershire LE9 7QG.

Site Access

The Applicant is proposing to utilise the existing access on the eastern extent of Newbold Road. The site access is approximately 950m to the north of Kirkby Mallory. Newbold Road at the location of the site access is a classified C road, subject to a 60mph speed limit.

The Applicant has not provided any detailed access drawings for the site. Given the proposals are likely to create an intensification of use of the access, these should be provided. The access should be in accordance with DG20 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>.

This states the minimum effective access width should be 6m, with a minimum control radii of 6m and hardsurfacing for a minimum of 15m behind the highway boundary.

The Applicant should also demonstrate visibility splays in accordance with Table DG4 of Part 3 of the LHDG. Given Newbold Road has a 60mph speed limit this should be 2.4m by 215m and should be over the Applicants or highway land. There should be nothing above 0.6m in height within these splays.

If the appropriate visibility splays cannot be achieved, the Applicant should undertake a speed survey in order to demonstrate that visibility can be achieved in accordance with the speed of passing traffic. This should be done at the site access and the 85th percentile speeds used to inform the visibility splays required in line with Table DG4 of Part 3 of the LHDG. Leicestershire County Councils Network Data & Intelligence Team may already hold speed survey data on record which the Applicant can purchase, or alternatively can undertake a speed survey on the Applicants behalf. The Applicant may wish to employ the services of a third party to undertake a speed survey, however, the Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. Should the Applicant require any further information or a permit, they should contact ndi@leics.gov.uk.

Highway Safety

There have been no Personal Injury Collisions (PIC's) within 500m of the site access in both direction recorded within the last five years. The acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2021).

Trip Generation

The Applicant has provided within the 'Highway Statement', authored by BSP Consulting trip rate data.

The Applicant within paragraph 5.2 states the following:

	08:00 - 09:00			16:30 - 15:30		
	Arrive	Depart	Total	Arrive	Depart	Total
Trip Rate (per 100m ²)	0.662	0.196	0.858	0.073	0.766	0.839
Trip Generation (876m ²)	6	2	8	1	7	8

The above shows that the proposals would be expected to generate eight arrivals and 8 departures during the AM/PM peaks.

After reviewing the raw data contained within Appendix B, it shows that data at two of the sites was gathered during Covid-19 restrictions.

However, Table PDP1 of Part 2 of the LHDG indicates that development of this scale of development does not require the Applicant to provide TRICS's data, the LHA therefore consider it unreasonable to request further data be provided.

Internal Layout

The Applicant has indicated within the 'Highway Statement', paragraph 1.1.2 that the proposals would provide 624m² storage facility and 300m² of office/storage/commercial unit for a total of 924m² not the 876m² as stated.

As above, the site proposes B2 and B8 use. The 'Highway Requirements for Development (HRfD)' Part 4 states that B2 use should provide the following off street car parking requirements:

- One car space per 50 sq. metres and one lorry space per 200 sq. metres. Where there is a substantial element of offices this shall be considered separately.

And B8 should provide:

- One car space per 100 sq. metres and one lorry space per 400 sq. metres. For smaller units, provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

The Applicant is proposing to provide the following:

- Nine off street car parking spaces;
- Two disable car parking spaces;
- Two HGV spaces; and
- Two cycle spaces (Not indicated on plans, can be secured via condition).

The LHA are satisfied with the proposed quantum of parking within the site as demonstrated on 'Proposed Sketch Plans', drawing number PC506/01 contained within the 'Highway Statement'.

The off street car parking space dimensions have not been demonstrated in accordance with Paragraph 3.165 of Part 3 of the LHDG, however, the LHA are satisfied there is adequate space to accommodate the proposed spaces and turning within the courtyard area.

Summary

- The Applicant should provide detailed access arrangement drawings;
- Visibility splays drawn in accordance with Table DG4 of Part 3 of the LHDG; and
- Speed survey data if required.

Date Received
25 April 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
15 May 2023