

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: 24/00145/FUL

Highway Reference Number: 2024/0145/04/H

Application Address: Budgens Eastwoods Service Station Ashby Road Stapleton Leicester
Leicestershire LE9 8JE

Application Type: Full

Description of Application:

Proposed change of use from B2 to mixed use B2 and E

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Rash Gill

County Councillor: Ross Hills

Parish: Peckleton

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 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 (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a consultation from Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) for a full application for the change of use from B2 to mixed use B2 and E at Budgens, Eastwoods Service Station, Ashby Road, Stapleton.

Based on the submitted application form, the existing floorspace of the building is 533sqm and the applicant intends to change the use of 147sqm from B2 to E use. There would be no new employees as a result of the proposals.

After reviewing the submitted supporting statement, received by the LPA on 14th February 2024, it is understood the site is currently occupied by the Applicant's storage and delivery transport company. Instead of just storing the furniture, the Applicant has decided to open a small outlet in order to sell any clearance stock they have to the local public.

Site Access

The site is accessed off Ashby Road, an A classified road (A447) subject to a 50mph speed limit. No amendments are proposed to the existing site access arrangements. This is accepted by the LHA.

Highway Safety

The LHA is aware of five Personal Injury Collisions (PIC's) which have occurred within 500m either side of the site access over the last five years, including two serious PICs.

One of the PIC's occurred just to the north of the site access and was recorded as serious. This involved a vehicle and a pedestrian. One PIC occurred at the southern access to the service station which was recorded as slight. This involved a rear end shunt and a turning vehicle.

The final three PIC's (two slight and one serious) occurred at the A447 Ashby Road/ Bosworth Road junction. All involved right turning vehicles. Given the likely level of trips generated by the proposals as detailed below, the LHA considers that the proposals are unlikely to exacerbate the existing situation.

Trip Generation

The Applicant has stated within the submitted 'Supporting Planning Statement' that they currently only have a few customers a month and that the outlet is only open to the public during the normal working hours of their business. Weekends are periodically managed as they are usually out on deliveries.

Given the small scale of the proposals and that the outlet would be open around the time of existing employees being on site, as well as the fact no additional employees would be recruited as a result of the proposals, the LHA accept it is unlikely the proposal would generate a material impact in the number of vehicles arriving and departing from the site. The LHA therefore advise it could not demonstrate that the proposals may be of detriment to highway safety.

Internal Layout

The Applicant has stated that the proposals would not add or remove any parking provision at the site. Based on the Highway Requirements for Development Part 4 document available within the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>), for an A1 retail unit (now E class use), the LHA would advise:

Staff and operational parking, one car space per 50 sq. metres gross floor area up to 100 sq. metres. Additional spaces at the rate of one per 100 sq. metres. A minimum provision of two spaces.

For a B2 general and special industrial use, the LHA would advise:

'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.'

Under the extant B2 use, the 147sqm area would require three parking spaces and one HGV space. Under the proposed E class usage, the same area would also require three car parking spaces. In this basis, the LHA is satisfied there is no requirements for any additional parking provision over and above the existing situation.

Transport Sustainability

The LHA consider the site to be in a remote, rural location for a retail outlet and there are no bus stops or pedestrian footways or street lighting located nearby to the site. Nevertheless, the LHA accepts the specific nature of these proposals, which involve selling furniture, mean it is likely that customers could turn up to the site in their own vehicle in order to collect any furniture purchased. The LHA are therefore satisfied for the LPA to consider transport sustainability alongside other sustainability considerations for the site.

Date Received
19 February 2024

Case Officer
Ben Dutton

Reviewer
BD

Date issued
13 March 2024