

**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: 24/00005/P3CR

Highway Reference Number: 2024/0005/04/H

Application Address: Buildings Rear Of Sycamore Farm 29 Main Street Barton In The Beans
Nuneaton Leicestershire CV13 0DJ

Application Type: Change of Use

Description of Application:

Change of use from agricultural storage to warehouse (Class B8)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: B And V Sutton

County Councillor: Bertie Harrison-Rushton

Parish: Barton In the Beans

Road Classification: PRoW - Footpath

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), 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 consulted on a full application for the change of use from agricultural storage to a warehouse at Buildings Rear of Sycamore Farm, 29 Main Street, Barton In The Beans, Nuneaton.

Site Access

The site is accessed from an existing farm track off of Main Street, an unclassified road subject to a 30 mph speed limit.

Figure DG17 of Part 3 of the Leicestershire Highways Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) states that for an access serving a single dwelling dwelling - the access should be 2.75m wide for a minimum distance of 5m behind the highway boundary.

The LHA will provide further comments once further information has been provided by the applicant regarding trip generation.

Internal Layout

Highway Requirements Part Four states that for a B8 storage or distribution warehouse, one car parking space per 100 square metres and one lorry space per 400 square metres should be provided.

The dimensions of the warehouse are approximately 414 metres, therefore four parking spaces and one lorry space should be provided.

The Block Plan provided shows enough space for 4 vehicles and 1 lorry to park on site. Therefore the LPA have no objections regarding this matter.

Public Rights of Way

The site is accessed via the route of Public Footpath S90 which runs along the access road to the proposed development.

Whilst it is appreciated the applicant notes the proposals will lead to a reduction in traffic, The LHA wish for further information to be provided pertaining to the type and frequency of the vehicles currently using the route and proposing to use the route. The LHA will consider the impact of the proposals on users of Public Footpath S90 after this information has been provided.

Date Received
11 January 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
25 January 2024