

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: 24/00311/FUL

Highway Reference Number: 2024/0311/04/H

Application Address: Alliance Healthcare Dodwells Road Hinckley Leicestershire LE10 3BZ

Application Type: Full

Description of Application: Expansion of existing car park to provide additional twenty two parking spaces

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Jon Paul

County Councillor: Cllr David Bill MBE

Parish:

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

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the expansion of an existing car park to provide an additional 22 parking spaces at Alliance Healthcare, Dodwells Road, Hinckley.

The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals:

- CADXtra drawing number AW6105-10-02 Rev. A (Proposed Site Plan, Proposed Car Park Expansion)
- Parking Provision Details document authored by CADXtra dated March 2024
- Design and Access Statement authored by CADXtra dated 26th March 2024

Site Access

Access to the site is off Dodwells Road, an A classified road (A47) subject to a 30mph speed limit. Based on the submitted application form, no amendments are proposed to the existing site access arrangements. This is accepted by the LHA.

Highway Safety

Based on available records to the LHA, two Personal Injury Collisions (PIC's) have occurred on Dodwells Road between the Dodwells roundabout to the south of the access and 500m northeast of the site access within the last five years.

The first PIC occurred at the junction of Dodwells Road and Jacknell Road in November 2019 and was recorded as slight. This involved a turning vehicle and a tractor. The second PIC occurred approximately 100m northeast of the site access at the access to a neighbouring industrial unit in August 2023. This involved a turning vehicle and a motorcycle and was, regrettably, recorded as serious.

Notwithstanding the recorded PIC's, the LHA considers the proposals are unlikely to exacerbate an existing highway safety concern and could reduce the possibility of vehicles parking on the highway in the surrounding area.

Trip Generation

The LHA do not consider that an assessment of the level of vehicle trips the proposed additional car parking spaces could generate is necessary. Based on the submitted application form, the proposals would not result in any additional employees being recruited.

Internal Layout/ Off-Site Implications

The submitted Design & Access Statement indicates that the site employs approximately 430 staff working across shifts, the majority during the daytime. The maximum number of staff on site at any one time is currently approximately 200. A portion utilise public transport links, car share or use alternative means of travel. However, on occasions the existing level of parking provision within the site cannot accommodate demand.

CADXtra drawing number AW6105-10-02 Rev. A provides details of the additional parking spaces within the site.

The Applicant has stated within the submitted Parking Provision Details document that there are currently 68 car parking spaces available on the site, with spaces located to both the north and west of the warehouse building.

The proposed development includes the expansion of an existing car park to increase the capacity by 22 spaces, to provide a total of 90 spaces. The Applicant intends to maximise the space available by double parking cars in the expanded area. It is stated these spaces will be allocated, monitored and controlled by a banksman operating from the security office located at the main entrance gate close by.

The Applicant has also stated that the additional spaces are urgently required to directly improve the Alliance Healthcare site parking provisions and also to indirectly improve the Dodwells Bridge Industrial Estate external areas. Currently cars are being parked at every available space and that this would be alleviated with the implementation of this proposal.

Whilst the LHA discourages parking in a tandem arrangement for employment sites, as this can lead to difficulties for employees when arriving and departing from the site, as well as underutilisation of the spaces, it appears the spaces would be managed by existing staff controlling access to the site. In addition, the LHA is aware of concerns in respect of parking in the vicinity of the site and the impact that this has on the highway verge and segregated footway/ cycleway. This is in terms of vehicles both obstructing the route and depositing mud on the surface, causing a hazard for cyclists in particular.

Given the above, the LHA welcomes the proposals as it is considered this could help to alleviate an on-going on-street parking problem in the area.

Condition

1. The parking and turning facilities shall be implemented in accordance with CADXtra drawing number AW6105-10-02 Rev. A. 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 (December 2023).

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
10 April 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
12 April 2024