

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: 24/00593/FUL

Highway Reference Number: 2024/0593/04/H

Application Address: Units 1-3 The Sidings Merrylees Road Desford Leicestershire LE9 9FE

Description of Application: Change use of industrial unit (Class B2) to gymnastics club (Class E)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood

Applicant:

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

Road Classification: Unadopted/Private

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) is in receipt of a consultation for a full application for a change of use of an industrial unit (Class B2) to gymnastics club (Class E) at Units 1-3 The Sidings, Merrylees Road, Desford, Leicestershire.

Transport Statement/ Assessment

Depending on the internal floorspace of the proposed development, the applicant should note that a Transport Statement/ Transport Assessment may be required See Part 2, Table PDP1 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) for further information. This would need to explain the likely difference in trip generation by the existing and proposed uses of the site.

Before determining the acceptability of the planning application, the LHA would need clarification on the maximum existing capacity of occupants at the industrial unit in addition to the maximum proposed capacity of occupants for the gymnastics club.

Site Access

The site is accessed via the access road The Sidings, an unadopted road subject to a 30 mph speed limit. The Sidings meets the adopted highway at its junction with Merrylees Road. The Sidings serves a number of businesses and there has been no information submitted as part of this application to the LHA that indicates any new or altered access arrangements at the junction with Merrylees Road.

The vehicular access point on The Sidings measures approximately 14 metres in width. The LHA would require further information regarding extant and proposed trip generation to be provided in order to fully ascertain the suitability of the vehicular access for any proposed change of use.

Should the proposals result in an intensification in the use of the Merrylees Road/ The Sidings junction, details of the available visibility splays will also be required. Merrylees Road is subject to the national speed limit and based on Part 3 Table DG4 of the LHDG, visibility in both directions should be 2.4m x 215m. The Applicant has not provided a drawing which demonstrates vehicle visibility splays can be achieved in both directions. This should be demonstrated on a scaled drawing by the applicant. The LHA believe however that such a visibility splay could not be achieved to the east of the access in particular and the Applicant would be required to undertake a speed survey at the junction in order to ascertain if appropriate visibility could be achieved in line with recorded vehicle speeds. The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk. The speed survey would need to consist of an automatic survey and not the use of a handheld radar.

Pedestrian visibility splays have also not been provided or demonstrated on any drawing. Pedestrian visibility splays should be drawn in accordance with Figure DG17 and Figure DG19 and these should measure 1 metre by 1 metre, and be kept free from obstructions of over 0.6 metre.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along The Sidings within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Internal Layout

The LHA have reviewed the submitted application form and note there are 18 existing vehicular parking spaces on site and the applicant proposes to increase provision to 25 vehicular parking spaces.

The LHA have assessed the document titled 'BullGnG Parking Provisions' and note that the applicant refers to a comprehensive traffic impact assessment justifying the parking provision proposed. The LHA request this be forwarded by the applicant for consideration.

The LHA note the applicants proposal to include cycle parking on site. The LHA advise the cycle parking provision should be secure and undercover and provided in line with guidance in Highway Requirements Part Four. The LHA also recommend the applicant consider implementing

Sheffield Stands as illustrated by DG16 of the LHDG.

Closing

The LHA advise that the following additional information is required to be submitted to the Local Planning Authority by the Applicant for further consideration by the LHA:

- Transport Statement/Assessment.
- Details of existing occupancy of the industrial estate alongside the anticipated occupancy.
- Access details such as vehicular visibility and pedestrian visibility splays.
- Automatic speed survey
- The parking assessment/traffic impact assessment referred to by the applicant.

Date Received
28 June 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
22 July 2024