

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: 23/00613/FUL

Highway Reference Number: 2023/0613/04/H/R2

Application Address: Land South Of A5 Watling Street & West Of Petrol Filling Station Hinckley
Leicestershire LE10 3ED

Application Type: Full

Description of Application: Re-consultation. Proposed Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, access, associated highway works and associated development.

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: CNG Fuels Ltd

County Councillor: Cllr David Bill MBE

Parish: Hinckley

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 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 re-consulted by the Local Planning Authority (LPA), Hinckley and Bosworth Borough Council (HBBC), on the above application. This application is for a proposed Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, access, associated highway works and associated development located at Land South of A5 Watling Street & West of Petrol Filling Station, Hinckley.

Within its initial observations dated 2 August 2023, the LHA requested further information from the Applicant on a number of matters. The Applicant has subsequently submitted the following relevant additional documents in support of this application:

- Drawing titled 'LANDSCAPE PROPOSALS' (Drawing number D333.L.001 Rev D dated March 2024);
- Transport Statement Addendum, prepared by Odyssey dated March 2024 (Revision A);
- Drawing titled 'PROPOSED LEFT IN / RIGHT OUT ACCESS ON A5 WATLING STREET' (drawing number 22-240-007 Rev H dated 28 February 2024);
- Planning Statement Addendum prepared by Firstplan dated 1 March 2024;

- Drawing titled 'PROPOSED CNG STATION EXISTING SITE PLAN' (drawing number 042-01-CNG-102 Rev G);
- Drawing titled 'PROPOSED CNG STATION SITE LOCATION PLAN' (drawing number 042-01-CNG-101 Rev G);
- Drawing titled 'PROPOSED CNG STATION SITE BLOCK PLAN' (drawing number 042-01-CNG-103 Rev J); and,
- Drawing titled 'PROPOSED CNG STATION SITE LAYOUT PLAN' (drawing number 042-01-CNG-104 Rev J).

As provided within Appendix F of the submitted Transport Statement Addendum (TSA), the LHA has also provided a response to a pre-application advice request from the Applicant (highway reference number 2023/4921/04/P/HEN dated 23 November 2023).

From a review of the submitted Transport Statement Addendum (TSA) prepared by Odyssey dated March 2024 (Revision A) the LHA notes that paragraph 2.4.1 states the following:

'2.4.1 The forecast trip generation methodology was further discussed including the site-specific nature of the proposed development. It is understood that LCC and NH Highways Officers accepted Odyssey's 'first principles' trip generation methodology, subject to any future planning permission being specific to the CNG site i.e., the permission would not enable conversion to a standard petrol filling station, without a separate planning consent.'

The LHA request clarification from the LPA that the planning permission sought would not enable conversion to a standard petrol filling station without a separate planning consent.

Site Access

The proposed site would be accessed via a priority junction on the A5 (Watling Street) which is subject to a 50 mph speed limit at the point of the site access and is the responsibility of National Highways (NH), forming part of the Strategic Road Network (SRN).

The LHA notes that the site access proposals have been revised to a left in right out arrangement, as indicated on submitted drawing titled 'PROPOSED LEFT IN / RIGHT OUT ACCESS ON A5 WATLING STREET' (drawing number 22-240-007 Rev H dated 28 February 2024).

The LHA notes from the submitted NH consultation response (dated 28 March 2024), that the Applicant will be undertaking a revised Stage 1 Road Safety Audit. The LHA therefore requests that the Stage 1 Road Safety Audit and satisfactory designers response is submitted in support of the site access proposals in accordance with NH requirements in the first instance in noting that achieving a safe and suitable access is achievable is a fundamental barrier to the acceptability of the development proposals in accordance with paragraph 114 of the National Planning Policy Framework (NPPF).

Once a revised, acceptable site access design is submitted, and clarification from the LPA is provided (as covered above under the Background subheading), the LHA will provide further comment on the information submitted.

Date Received
9 April 2024

Case Officer
Perry Miller

Reviewer
SD

Date issued
23 April 2024

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