HIGHWAYS AGENCY

Our ref: P426913
Your ref: 08/01029/COU

Geoff Wise
Planning Manager
C3
5 Broadway
Broad Street
Birmingham B15 1BL

Direct Line: 0121 687 2502
Fax: 0121 678 8211

27 November 2008

Richard Wright
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT SERVICES
- 1 DEC 2008
RECEIVED

0 1 DEC 2008

Dear Richard,

A5 STRETTON HOUSE, WATLING STREET, BURBAGE, HINCKLEY LE10 3HZ

I am in receipt of the planning application dated 4 November 2008, received by the Highways Agency in Birmingham on 10 November 2008, regarding a change of use of existing dwelling house to place of worship and teaching, day centre, living accommodation and formation of parking area (retrospective application), at the above location.

The 'Stretton House' section of the A5 has been the scene of some serious and fatal accidents in recent times, resulting in an improvement scheme a little while ago. Further improvement works are still under consideration.

Turning to the site entrance, this is substandard both in layout and in visibility. There is also evidence of some queuing on the A5.

The Highways Agency are not persuaded by the argument advanced in the Transport Assessment, that there would not be an increase in traffic using the access resulting from the development proposals, in fact there is evidence to the contrary. Identification of the use of a substandard access is against policy for control of development on Trunk Roads.

No improvement to the access has been put forward by the applicant. It is clear that this would be needed if there is evidence of intensification of use. In order to allow the applicant to consider the position and since there are still unresolved transportation issues, the application, as it stands, has insufficient information to warrant a substantive response from the Highways Agency. Therefore, under the Town and Country Planning General Development (Procedures) Order 1995 (as amended by ODPM Circular 08/2005) the information submitted is incomplete and the 21-day response period cannot start.

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Department for Transport

Please find attached a TR110 form directing non-approval of the application in order to give the applicant time to submit the information required.

Yours sincerely

Geoff Wise
Network Operations East Midlands
Email: geoffrey.wise@highways.gsi.gov.uk

cc: James Ashton – Faber Maunsell
Stephen Frost - Optima

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Department for Transport

HIGHWAYS AGENCY

An Executive Agency of
The Department for Transport

TR110 (May 2007)

Developments Affecting Trunk Roads and Special Roads
Highways Agency Response to an Application for Planning Permission

From: Divisional Director, Network Operations, East Midlands, Highways Agency.

To: Hinckley & Bosworth Borough Council

Council's Reference: 08/01029/COU

Referring to the notification of a planning application dated 4 November 2008, your reference 08/01029/COU, in connection with the A5, Stretton House, Watling Street, Burbage, Hinckley , notice is hereby given under the Town and Country Planning (General Development Procedure) Order 1995 that the Secretary of State for Transport:-

~~a) offers no objection;~~

~~b) recommends that planning permission should either be refused, or granted only subject to conditions~~

~~c) directs conditions to be attached to any planning permission which may be granted;~~

d) directs that planning permission is not granted for an indefinite period of time;

~~e) directs that planning permission not be granted for a specified period (see Annex A).~~

(delete as appropriate)

Signed by authority of the Secretary of State for Transport

Date: 27 November 2008	**Signature:**
Name: Geoffrey Wise	**Position:** Planning Manager

The Highways Agency: C3 5 Broadway
Broad Street
Birmingham
B15 1BL

Condition(s) to be attached to any grant of planning permission:

Holding direction

No planning permission to be granted until such time as the outstanding information detailed in the attached letter dated 27 November 2008 is received and agreed to the satisfaction of the LPA and the Highways Agency.

Reason(s) for the direction given at b), c) or d) overleaf and the period of time for a direction at e) when directing that the application is not granted for a specified period:

To ensure that the A5 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.