

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: 24/00068/FUL

Highway Reference Number: 2024/0068/04/H

Application Address: 9 Stafford Street Barwell Leicester Leicestershire LE9 8HF

Application Type: Full

Description of Application:

Proposed 2.5 storey apartment blocks containing 14 no apartments with associated parking and landscaping

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mr J Walker

County Councillor: Ross Hills

Parish: Barwell

Road Classification: Adopted Unclassified

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) are in receipt of a consultation from Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) for a full application for proposed 2.5 storey apartment blocks containing 14 no. apartments with associated parking and landscaping at 9 Stafford Street, Barwell.

The LHA is aware of application reference 23/00624/FUL for a proposed three-storey apartment block comprising of seven one-bed apartments and seven two-bed apartments with associated parking, landscaping and charging points. The LHA advised additional information was required in respect of those proposals; however, the LPA refused the planning application on 17th August 2023. The LHA understands the decision notice did not include a highways reason for refusal.

Based on the submitted application form, the proposals consist of five x one-bed apartments, seven x two-bed apartments and two x three-bed apartments.

Site Access

The site access arrangements are shown on AP Building Design Services drawing number 0301. A single point of access to the site is proposed, leading on to Stafford Street, which is an unclassified road subject to a 30mph speed limit. The access location utilises the existing central point of access to the site, with the Applicant stating in the submitted Design and Access Statement (authored by AP Building Design Services and published on the LPAs website on 22nd January 2024) that an additional two points of vehicular access on Stafford Street which currently serve the site would be closed. The existing access points previously served an industrial unit, which formerly stood on the site, however this has since been demolished and the site is now vacant land. The LHA welcomes the proposed location of the access in comparison to the two access points proposed as part of the previous application.

The LHA advise that the maximum available vehicular visibility splays at the access should be detailed on the drawing. These should be measured from a 2.4m set back distance in the centre of the access, as detailed in Part 3, Figure DG2a of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>).

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Stafford Street and Bank Terrace, or their junctions with Stapleton Lane within the last five years.

Internal Layout

AP Building Design Services drawing number 0301 details that 16 car parking spaces would be provided to serve the 14 apartments. The parking spaces include four electric vehicle parking spaces and two disabled spaces. This is in line with the level of parking which the LHA accepted as part of the previous application.

Each of the spaces are shown to measure 5 metres long by 2.5 metres wide. Part 3, Paragraph 3.165 of the LHDG states that parking spaces should be at least 5.5 metres in length should be provided. The isle width between the spaces measures 5.5m, the LHA would usually require a 6.0m isle width to aid vehicle manoeuvring, as detailed in Part 3, Table DG13 of the LHDG. On the basis that both the length of the car parking spaces and the isle width are both 0.5m below LHDG guidance, the LHA advises that drivers could find it difficult to manoeuvre in and out of the parking spaces. The LHA would advise that the Applicant either widens the parking spaces and isle width or demonstrates that the parking spaces are usable through swept path analysis.

Transport Sustainability

The LHA acknowledge that the site is suitably located to provide good access to services and sustainable transport methods, including frequent bus services between Leicester and Nuneaton. The LHA also welcome that secure, undercover cycle parking facilities and electric vehicle charging points are to be provided.

Date Received
4 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
22 March 2024