

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: 23/01243/FUL

Highway Reference Number: 2023/1243/04/H

Application Address: Barwell Business Centre Kingsfield Road Barwell Leicester Leicestershire
LE9 8GZ

Application Type: Full

Description of Application:

Alterations to the existing vehicular access and service yard

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Lee Townsend

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 full application for alterations to the existing vehicular access and service yard at Barwell Business Centre, Kingsfield Road, Leicestershire.

The Applicant has submitted a Supporting Statement dated Friday 22 December 2023 in support of the proposals.

Site Access/Internal Layout

The LHA understand the applicants assertion that the service yard is not designed for modern delivery vehicles. The Applicant is proposing to provide an off-carriageway HGV parking area in order to reduce the need for HGV's parking on-carriageway and turning in the vicinity of the site.

The LHA request new vehicle tracking information at the site access as the tracking information displayed on Haywards Architects Ltd drawing number 03 is unclear. The tracking information shows a delivery vehicle ingressing and egressing the site via different points of the proposed access. The LHA therefore are unclear on the practicality of the proposed development. Tracking should be provided for HGVs ingressing and egressing the site in all directions and for each proposed parking space. In addition, the dimensions of the HGV which has been used should be provided on the drawing. Details of any necessary extensions to the existing dropped kerbs should also be provided on the drawing, along with pedestrian and vehicular visibility splays.

The applicant has suggested that they will submit a separate application to extend the existing double yellow lines outside the access as whilst there are existing waiting restrictions covering the existing access, the existing restrictions do not extend to cover the length of the proposed widened access point. The LHA will provide further advice in respect of any requirements to amend the existing parking restrictions once the additional information required above and below has been provided by the applicant and further consideration can be given to the proposals.

Trip Generation

Whilst the Applicant has stated they would not increase the number of HGV movements to/ from the site, the LHA require further information regarding the frequency of HGV trips to the site per day in order to gain a fuller understanding of the impact of the proposed development.

Date Received
9 January 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
02 February 2024