

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: 23/00947/FUL

Highway Reference Number: 2023/0947/04/H

Application Address: 28 Merrylees Industrial Estate Leaside Desford Leicester Leicestershire LE9 9FS

Application Type: Full

Description of Application:

Change of use from industrial unit (Class B8) to Class E(g), addition of doors and windows to the building, new fencing and landscaping, alterations to car parking area, new gate, external fire escape and other works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant:

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

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) have been consulted on a full application for the change of use of an existing building from industrial unit (Class B8) to Class E(g), addition of doors and windows to the building, new fencing and landscaping, alterations to car parking area, new gate, external fire escape and other works at 28 Merrylees Industrial Estate, Leaside, Desford. The total internal floorspace of the building would be 3,273 sqm.

The Applicant has submitted a Design & Access/ Planning Statement dated 19 September 2023 in support of the proposals.

It is understood that the company (Flying Spares) looking to relocate to the site is currently based in Market Bosworth and has grown over the years, expanding in an ad-hoc way into six different buildings, in addition to having to make use of an off-site storage facility. The company is now at a point where they wish to consolidate their activity into a single facility, optimising their workflow and allowing for future expansion of the workforce. It is stated that Flying Spares vacating of the Station Road site in Market Bosworth would also free up this area for redevelopment for residential purposes.

Site Access

Access to the site is off Leaside, an unclassified road subject to a 30mph speed limit.

No amendments are proposed to the existing access arrangements, however it is understood a new set of entrance gates and fencing would be installed to ensure the site is secure outside operating hours. The gates would be opened at the start of the day and remain open throughout the working day, allowing the easy access of staff and visitors into the site.

The LHA have no objection to the continued use of the existing site accesses.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Leaside, or at its junction with Merrylees Road within the last five years.

Trip Generation/ Junction Capacity Assessments

Part 2, Table PDP1 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) states that a Transport Assessment and Travel Plan is usually required for B1 developments (now use class E[g]) over 2,500sqm. Given the internal floorspace of the development is 3,273sqm, the LHA advises that a technical note is submitted which compares the level of trips the proposed development could generate against the level of trips the existing consented B8 use could generate during the AM and PM peaks (e.g. 08:00 - 09:00 and 17:00 - 18:00). This analysis should include consideration of both light vehicle and any HGV trips.

In the event that 30 or more two way trips (e.g. 15 arrivals and 15 departures) are generated by the proposals over and above the level of trips which could be generated by the extant use, the Applicant should undertake a trip distribution analysis and a capacity assessment of at least the Leaside/ Merrylees Road junction in order to demonstrate whether there would be any impact on the operation of the junction.

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 LHA advise that given the business is currently operational in Market Bosworth, it may be possible to base trip rates/ distribution for the proposed use on actual data. In the event actual data could not be provided for the extant B8 use, the LHA would accept analysis based on TRICS.

Internal Layout

Williams Architects drawing number 230412-013.03 Rev 03 provides details of the site layout. It is understood that 41 car parking spaces would be provided within the site, which includes two disabled spaces and two electric car charging spaces. 46 full time and four part time members of staff would be employed as a result of the proposals, which is the same as stated for the existing site. It appears that no amendments are being proposed to HGV areas or loading bays.

Part 3, Table DG11 of the LHDG details that for B1 use in an 'out of any town' location, a considerable amount of additional parking would be required over and above the 41 spaces proposed and in comparison to B8 use. While the LHA notes 48 full time equivalent members of staff would be employed, the Design & Access/ Planning Statement also details that the proposals would allow for future expansion of the workforce. The LHA therefore requests clarity on the maximum number of employees which could be on site in the future and that consideration is given as to how additional parking would be accommodated.

In respect of HGV parking, Part 3, Table DG13 details that the demand for HGV parking provision is slightly less than that of the extant use, therefore the LHA has no comments to make in this respect.

Transport Sustainability

The site is located within 800 metres of hail and ride bus stops serving an hourly bus service between Coalville and Leicester.

Date Received
11 October 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
2 November 2023