

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: 24/00187/FUL

Highway Reference Number: 2024/0187/04/H

Application Address: The Flat 1A Market Place Market Bosworth Nuneaton Leicestershire CV13
OLF

Application Type: Full

Description of Application:

Change of use from residential flat (C3) to commercial office space (Class E)

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Mrs Claire Swain

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

Road Classification: Class C

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 Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a full application for a change of use from a residential flat (C3) to a commercial office space (Class E) at The Flat 1A Market Place, Market Bosworth, Nuneaton, Leicestershire.

Site Access

The current site is not served by a vehicular access and the Applicant does not propose any vehicular access to the development as part of the application.

Due to the proximity of the site to Market Bosworth's geographical centre the LHA believe the existing access arrangements are sufficient for the proposed development.

Internal Layout and Transport Sustainability

The applicant stipulates within the submitted application form that the internal floor space at the site will be 29.5 metres and one vehicular parking space will be provided. The applicant has not provided any plans detailing the location of the available space provided.

Highway Requirements Part 4 of the Leicestershire Highway Design Guide (LHDG) states that the parking provision for an office should be one car space per 35 square metres with a minimum provision of two spaces.

The LHA acknowledges that the near town centre location provides appropriate opportunities to promote sustainable transport and provide good access to key services. There is an active bus stop within 30 metres of the site. In addition, it is noted that the surrounding highway network is covered by a comprehensive package of Traffic Regulation Orders. There is also a car park available directly opposite the shared courtyard which employees can use to park clear of the highway.

Consequently, having regard to the specific circumstance of the site in conjunction with the scale and type of development proposed, the LHA is satisfied that a minor shortage of one parking space is unlikely to lead to an increase in indiscriminate parking in the vicinity of the site.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded on Market Place within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Date Received
26 March 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
4 April 2024