

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: 23/00646/FUL

Highway Reference Number: 2023/0646/04/H

Application Address: JJ Churchill Ltd Station Road Market Bosworth Nuneaton Leicestershire
CV13 0PF

Application Type: Full

Description of Application:

Proposed industrial building (B2) with offices and associated car parking, cycle facilities and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Sarah Gregory

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 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) is in receipt of a consultation for a full application for a proposed industrial building (B2) with offices and associated car parking, cycle facilities and landscaping at JJ Churchill Ltd, Station Road, Market Bosworth. Based on the submitted Design & Access Statement dated April 2023, the proposals would consist of:

- Ground Floor Warehouse - 1,550m²
- Ground Floor Office - 7.8m²
- First Floor Office - 16.6m²
- Total Gross Internal Area - 1,789m²

Site Access

The site would be accessed from an existing established access on to Station Road, a C classified road subject to a 30mph speed limit. No amendments are proposed to the existing access arrangements.

The LHA have visited the site and the access measures at least 11m wide for the first 17m back from the edge of the carriageway. At this point the access road branches off to the southwest as a single track road. The LHA consider there would be sufficient space for arriving vehicles to wait off the highway in the event of an approaching vehicle intending to egress the site.

The LHA note that there is an existing 7.5 Tonne (except for loading) weight restriction enforced by a Traffic Regulation Order situated to the immediate east of the site access. This prohibits any HGV's intending to access the site travelling through the centre Market Bosworth and past the schools on Station Road. A black HGV sign is also present at the site access directing all HGVs to the west. HGV's would therefore access the site from the A444 via Bosworth Road, Wellsborough Road and Station Road.

Highway Safety

Based on available records to the LHA, there has been one recorded Personal Injury Collision (PIC) within 500m either side of the site access within the last five years. This involved a single vehicle at the Station Road/ Pipistrelle Drive/ Wellsborough Road roundabout and was recorded as slight. The LHA consider there is no clear pattern of PIC's within the vicinity of the access and that the proposals are unlikely to exacerbate the current situation

Trip Generation

Based on the scale of the proposed development and the guidance contained in Part 2, Table PDP1 of the Leicestershire Highway Design Guide, a detailed assessment of the level of vehicular trips which could be generated by the proposals is not required.

Internal Layout

Details of the parking arrangements are provided on ima Architects drawing number 223008-IMA-ST-XX-DR-A-050103 Rev P02. 18 car parking spaces are proposed, including one accessible and two electric vehicle parking spaces. Two HGV spaces are proposed.

Based on the Highway Requirements for Development Part 4 document available within the LHDG, a B2 industrial building would require a minimum 36 car parking spaces, (one car space per 50 sqm) and a minimum of nine HGV spaces (one space per 200 sqm). The LHA therefore requests clarity on why there is a shortfall in parking provision and request that the Applicant provides justification for the level of parking proposed, or a revised drawing showing increased parking provision.

It should also be noted that the submitted application form states that there would be an increase or decrease in the number of employees at the site, but it is not clarified as to how many more employees there would be. The applicant should provide this information.

Transport Sustainability

The site is situated an approximate 1.5km walk from bus stops in the centre of Market Bosworth, which serve an hourly bus service between Leicester and Market Bosworth. This is also the closest location for convenience stores for staff lunch breaks for example. Given the walking distance to such facilities, this does reduce the transport sustainability of the site in the view of the LHA and could lead to a higher dependence on the use of the private car. Nevertheless, the LHA is satisfied for the Local Planning Authority to consider transport sustainability as part of its overall assessment of the site.

The Applicant has also provided details of a cycle parking shelter which would be suitable to accommodate up to 10 cycles. This is welcomed by the LHA. It is advised that 'Sheffield' style cycle stands should be provided within the shelter.

Date Received
11 July 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 July 2023