

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: 23/00789/FUL

Highway Reference Number: 2023/0789/04/H

Application Address: Horiba Mira Ltd Mira Drive Lindley Nuneaton Leicestershire CV10 0TT

Application Type: Full

Description of Application:

Construction of a multi-use hardstanding pad and associated parking.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Horiba Mira Ltd.

County Councillor: Bertie Harrison-Rushton

Parish: Higham on the Hill

Road Classification: Unadopted / Private

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 111 of the National Planning Policy Framework (2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application for the construction of a multi-use hardstanding pad and associated parking at Horiba Mira Ltd, Mira Drive, Lindley, Nuneaton.

Based on the submitted Planning Statement (dated 4 August 2023), the LHA understands the concrete pad could accommodate temporary workshop buildings in association with testing works on adjacent track facilities.

The proposals are situated at the same location as application reference 17/00242/FUL, however the Applicant has confirmed that application was not implemented and expired on 20 October 2020. The LHA advised no objection to that application, with no conditions. The site is also stated to be part of the wider MIRA technology park (application reference 11/00360/OUT as amended).

Site Access

The Applicant stated on the submitted application form that a new/ altered access is proposed from the public highway, however no details of the site access have been provided, or a red line boundary showing where the site would connect to the public highway.

The LHA has liaised with the Local Planning Authority as to whether any new/ amended access works are proposed and where access to the highway is proposed. The Applicant has subsequently confirmed to the LPA that no new or amended access is proposed to serve the site and that access would continue to be taken from the existing roundabout off Watling Street (A5).

Given the A5 falls under the jurisdiction of National Highways, the LHA advises that National Highways would be the most appropriate authority to comment on the site access arrangements.

Highway Safety

This section of the A5 including the site access and fronting the site falls within the Warwickshire area. The LHA therefore do not hold Personal Injury Collision data for this section of the A5 and are unable to comment or advise on any pre-existing highway safety concerns in the area. It is suggested National Highways would be the most appropriate authority to comment.

Trip Generation

The Planning Statement details that traffic movements and implications have been addressed as part of application references 11/00360/OUT and 17/00242/OUT. The Applicant has advised that the proposed development would have no greater impact. The LHA is aware that an extensive package of works has already been implemented as part of application 11/00360/OUT. While application 17/00242/FUL has time expired, no highway conditions were required by the Local Planning Authority. The LHA also notes that the application form states that no additional employees would be recruited as a result of the proposals.

Given the above, the LHA is satisfied the proposals are unlikely to have a severe impact on the county network.

Internal Layout

BCAL Consulting drawing number 7045-XX-NW08-XX-XX-X-10 Rev P2 provides details of the layout of the proposed development. This includes 32 car parking spaces and four HGV spaces. Given the location of the development, the LHA is satisfied the proposals are unlikely to result in indiscriminate parking on Leicestershire's network.

Date Received
22 August 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
11 September 2023