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Planning Ref: P/19/0524/2

Our Ref: NTH2084

Contact: Paul Wilson
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Date: 4 December 2019

Dear Nigel

WILSON BOWDEN DEVELOPMENTS SNELL'S NOOK LANE PROPOSED SCIENCE AND ENTERPRISE PARK DEVELOPMENT, LOUGHBOROUGH – PLANNING COMMITTEE RESPONSE

It is understood that the above application was deferred at the Charnwood Borough Council Planning Committee meeting on 21 November 2019, primarily for further consideration of highway / traffic related matters. It is understood that this centred on whether one of the proposed accesses access into the site on the western side of Snell's Nook Lane could be removed. This request has therefore been given further consideration and we present our findings in this letter.

In summary, three access points are proposed to the site; the main one via a signal controlled roundabout on the A512 to the north, which is currently being constructed, and two on Snell's Nook Lane. In relation to the northern access point on Snell's Nook Lane, we are of the opinion that this should not be removed/altered as it is proposed to be:

- i) The focal point for the Loughborough Science and Enterprise Park as a whole. This would form the 'heart' of the Park and consist of a central hub that straddles Snell's Nook Lane, thereby joining the eastern and western part of the site.
- ii) Key from a public transport prospective to route between the two sites.

Consideration has therefore been given to the removal of the southern access only, which is proposed to provide the priority for traffic travelling to and from Nanpantan and the A512. As a result, if the southern access was removed, and the priority for traffic remained on Snell's Nook Lane, it is considered that the following would occur:

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- i) all traffic that would have turned left in and out of the southern access on Snell's Nook Lane and head towards the Snell's Nook Lane/Ashby Lane signal controlled junction would redistribute and use the main access on the A512 instead, because of the proposed form of the internal site layout
- ii) all traffic that would have turned right in and out of the southern access on Snell's Nook Lane and head towards the Nanpantan crossroads would use the northern access on Snell's Nook Lane instead.

As a result of the above redistribution assumptions:

- i) The main site access on the A512 would have slightly more vehicles routing through the junction. However, the increase in vehicles would not significantly affect the operation of it.
- ii) The northern site access on Snell's Nook Lane would have slightly more vehicles routing through it, but the increase in flows would not affect the modelling summary presented in the technical work submitted within the planning application and would still operate within capacity.
- iii) The Snell's Nook Lane/Ashby Road signal controlled junction would have a lower amount of vehicles turning in/out from Snell's Nook Lane, but more ahead movements on Ashby Road, as there would be more vehicles heading to/from sites access on the A512. The junction could operate slightly worse as a result.

In conclusion, regardless of the suggested removal of any access points on Snell's Nook Lane, there would be no change to the distribution of traffic to and from the site, other than at the three junctions detailed above. The removal of the southern access would not result in any reduction in any development traffic at the Nanpantan crossroads junction either, the impact of which would be mitigated by way of a financial contribution as agreed with yourselves and LCC. It would also remove the opportunity to reduce traffic along Snell's Nook Lane and hence prejudice the opportunity to provide sustainable links between the eastern and western sections of the wider park via the proposed hub.

As a result of the above, it is concluded that the northern site access should not be removed, because it would prejudice the proposed hub connecting the eastern and western part of the wide Science and Enterprise Park site and diminish the public transport options available to serve the site. It is also concluded that any removal of the southern access is not a desirable outcome because it:

- i) would not result in any improvements to the operation of Snell's Nook Lane or the Nanpantan crossroads
- ii) could result in a deterioration in the operation of the Snell's Nook Lane/Ashby Roads signal controlled junction
- iii) could also prejudice the proposed hub at the northern access
- iv) could reduce longer term public transport options from the south
- v) would require further assessment work to fully assess the impact of the removal of the southern access, for no real purpose given that its removal is not considered to be a desirable outcome.

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We would therefore be grateful if Charnwood Borough Council and Leicestershire County Council would take into consideration the above when reviewing the request to potentially remove one of the proposed accesses into the site on Snell's Nook Lane. Should you have any queries when reviewing the contents of this letter please do not hesitate to contact us.

Yours sincerely



Paul Wilson
Operations Director

cc. David Ward – Wilson Bowden Developments Ltd
David Onions – Pegasus Planning Group

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