

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/00227/FUL

Highway Reference Number: 2025/0227/04/H/R1

Application Address: Unit 1 Automatic Engineers Ltd Burbage Road Burbage Hinckley  
Leicestershire LE10 2TP

Application Type: Full

Description of Application: Re-consultation. Change of use to car wash, erection of canopies and associated external works (retrospective)

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**GENERAL DETAILS**

Planning Case Officer: Ashleigh Gade

Applicant: Mr Hassan Ali Mangera

County Councillor: St Marys ED - Cllr Stuart Bray

Parish: Burbage

Road Classification: Class B

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**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 116 of the National Planning Policy Framework (2024).

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

*‘Change of use to car wash, erection of canopies and associated external works (retrospective).’*

The proposals are at Unit 1 Automatic Engineers Ltd, Burbage Road, Burbage, Hinckley.

The LHA previously responded to the LPA via email requesting additional information which included:

- Existing and proposed two-way trips; and
- Clarification of Parking for Unit 1.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Existing & Proposed Plans-Elevations, drawing number 5107-200 Rev C;
- Email with Further Information dated 9 October 2025; and
- Email with Further information dated 21 July 2025.

### **Proposals**

The site is accessed and egressed via an existing access onto Burbage Road. Burbage Road at the location of the site access is an adopted, classified B road subject to a 30mph speed limit.

The Applicants are not proposing any access amendments, the LHA are satisfied that the access is suitable for the scale of development.

### **Highway Safety**

The LHA have reviewed their Personal Injury Collision (PIC) data and have found six PICs recorded within 500m in either direction of the access in the last five years period. Five of these were classed as slight and one as serious, none of the PICs involved turning manoeuvres.

After reviewing the PIC data, the LHA can find no patterns or trends. The LHA are therefore of the opinion that there are no existing highway safety issues that would likely be exacerbated by the proposals.

### **Trip Generation**

The Applicant has stated that the current trip rate is approximately five to seven trips and the expected trip rates to the site is approximately 12 to 15. However, it is unclear if this is over a day or per hour of operation. That said, as previously stated, the site generates trips in its own right and it is expected a number of visits to the site would be existing trips on the network.

Given the above, the LHA would not request any further information in respect to this matter

### **Internal Layout**

The Applicant has indicated on the drawing titled 'Existing & Proposed Plans-Elevations', drawing number 5107-200 Rev C that six vehicles can be accommodated within the site, this is acceptable to the LHA.

It is also noted that there is a Traffic Regulation Order (TRO) within the location of the site to discourage inconsiderate parking within the location of the site.

### **Off-Site Considerations**

The Applicant has demonstrated on the drawing titled 'Existing & Proposed Plans-Elevations', drawing number 5107-200 Rev C there are 15 off-street car parking spaces for the existing unit. The LHA finds this acceptable.

For the reasons set out above the LHA would not seek to resist the proposals in these site-specific circumstances.

**Date Received**  
**11 November 2025**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**25 November 2025**