

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: 25/00203/DISCON

Highway Reference Number: 2025/0203/04/HDis22

Application Address: Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE

Application Type: Discharge of Condition

Description of Application: Application to discharge C15 (Long Term Maintenance of SuDS) C17 (Integrated Swift Boxes) C22 (Car Park Management Agreement) attached to planning permission 23/00851/OUT

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: NHS Property Services

County Councillor: Cllr Stuart Bray

Parish:

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No comments

Conditions 15 (Long Term Maintenance of SuDS) and 17 (Integrated Swift Boxes) attached to planning permission 23/00851/OUT were not advised by the Local Highway Authority who therefore have no comments to make on these details.

Other response

Whilst condition 22 (Car Park Management Agreement) attached to planning permission 23/00851/OUT was not advised by the Local Highway Authority, please see our comments below.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 25/00203/DISCON for the discharge of conditions 15 (Long Term Maintenance of SuDS), C17 (Integrated Swift Boxes) and 22 (Car Park Management Agreement) attached to planning permission 23/00851/OUT.

23/00851/OUT sought the outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved). The Local Planning Authority (LPA) approved the proposals on 14 February 2024.

Condition 22

Condition 22 is replicated below for clarity.

‘Prior to first use of the development hereby permitted, a Car Park Management Agreement shall be submitted to, and approved in writing by, the Local Planning Authority. As a minimum the Car Park Management Agreement should include details of any tariffs, charging periods, enforcement times and methods and permit arrangements. The Car Park Management Agreement shall include review mechanisms which should include an initial review after 3 months of occupation and reviews on the first and second anniversaries of the building’s first use.

Reason: To ensure the car park arrangements complements and does not create adverse impacts for other town centre users and residents in accordance with Policy DM18 of the Site Allocations and Development Management Policies DPD (2016), Policy 5 of the Hinckley Town Centre Area Action Plan (2011) and the National Planning Policy Framework (2023).’

Highways Comments:

The LHA previously stated within their original observations provided to the LPA on 11 January 2024 the following:

‘The LHA previously requested further clarity on parking provision within the site. The Applicant has stated that area G (where 29 car parking spaces are proposed) is allocated as staff parking, however, this was only monitored on a limited basis. Patients have generally used all other parking areas within the site. It has also been stated within the Transport Statement which was previously submitted that the NHS are looking at enforcement/ ANPR for parking within the site to restrict those taking advantage of free parking for the town centre/ railway station, which could increase availability of parking within the site for those using the hospital site.

Overall, given the town centre location and on-street parking controls in the area, the LHA consider the parking arrangements to be acceptable.’

The Applicant has stated within the ‘Hinckley CDC Car Parking Management Arrangements’ document the following.

- *‘The proposed CDC is being developed by NHS Property Services (NHS PS). On its completion, University Hospitals of Leicester NHS Trust (UHL) will occupy the building to provide diagnostic services.*
- *Although UHL currently imposes parking charges on its main acute Hospital sites in Leicester, the NHS across Leicester, Leicestershire and Rutland does not currently impose car parking charges for staff, patients or visitors at “community” sites including Hinckley Hospital and Health Centre. Car parking will therefore be free for all staff and visitors to the CDC at all times.*

- *The car parking that is being developed at the CDC will comprise 29 no. spaces (including 4 no. disabled spaces). These parking spaces will be available solely for the staff, patients and visitors of the CDC.*
- *The car parking management arrangements have to take account of the Department of Health and Social Care's HTM 07-03: NHS car-parking management: environment and sustainability.*
- *The car park will be managed by an Automatic Number Plate Recognition (ANPR) system, similar to that used by UHL and NHS PS on other sites that they own and manage. UHL will own and maintain a register of permit holders (staff who meet the eligibility for on-site car parking) who will be eligible to park on the site. Patients and visitors that use the car park will need to register their attendance at the site on an electronic screen in the reception area of the CDC to be eligible to park at the site for a period of up to 2 hours.*
- *The proposed arrangements for managing the car park will be reviewed within 3, 12 and 24 months of the initial opening of the CDC to ensure that they continue to meet the needs of the CDC.'*

The LHA are satisfied that the 'Hinckley CDC Car Parking Management Arrangements' document broadly aligns the LHAs comments made as part of original application approved under 23/00851/OUT by the LPA.

Date Received
11 March 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
26 March 2025