

Planning Statement

Proposed Car Park Expansion - Alliance Healthcare Hinckley

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Healthcare

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Revision	Description	Date
Initial Issue	Submitted with Planning Application	March 2024

Planning Statement

Proposed Car Park Expansion at Hinckley Service Centre, Dodwells Road, Hinckley, Leicestershire, LE10 3BZ For Alliance Healthcare

Overview

This Planning Statement is submitted to accompany a Full Planning Application on behalf of Alliance Healthcare.

The Alliance Healthcare Service Centre is sited in an established industrial location with similar industrial units on all sides. The site is located on the Dodwells Bridge Industrial Estate.

The land is currently permitted for B1, B2 and B8 use and is to be retained as such.

Alliance Healthcare's origins are deeply rooted in community healthcare: the company was founded under the UniChem brand over 70 years ago by a group of London pharmacists, to serve independent pharmacy.

Today Alliance Healthcare continues to maintain this strong service-based culture and is dedicated to working in partnership with pharmacists and manufacturers to improve healthcare in our communities. They now supply medicines and other healthcare products to all pharmacies, hospitals, and health centres from their network of distribution centres throughout the UK. One third of all products distributed from the Hinckley Distribution Centre are for the NHS

Alliance Healthcare Hinckley Service Centre is sited in an established industrial location on the corner of Dodwells Rd and Venture Court and comprises a large warehouse approximately 85m x 65m. There is car parking to the west and north of the warehouse. Goods receiving is to the south with goods dispatch to the east. There is a vehicle access to Dodwells Rd for dispatch vehicles to enter and exit site and for cars to enter and exit site.

The Hinckley depot distributes to healthcare products to the east coast of England. From this Hinckley depot more than 250,000 items are distributed each week.

Proposed Development

The existing site comprises a warehouse building with offices, facilities, and a yard area.

There are currently approximately 430 staff working across shifts, the majority during the daytime. As such the site represents a significant local employer. The maximum number of staff on site at any one time is currently approximately 200. A portion utilize public transport links (Arriva bus routes 7 and 158), car share or use alternative means of travel.

The current facility has 68 car parking bays for existing personnel use, which on occasions can lead to cars being parked in unsuitable locations both on the site and in the near vicinity of the site. The aim is to create additional car parking bays adjacent to the existing car parking to the west of the building. To maximise the use of the space, it is intended to double park the new bays, these will be allocated and managed by a banksman sited in the security gatehouse at the entrance to the site.

Justification

If the site is not developed to provide the additional capacity, the business would need to secure additional parking elsewhere locally, which if not found could lead to Alliance Healthcare looking to relocate or outsourcing to a third-party operator, possibly outside the Hinckley area.

Community Safety

This is a private site with no public areas and there are therefore no issues of community safety. It is a secure site monitored by CCTV and security staff. The layout ensures that there is no public access.

Yours faithfully

Ben Burman

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