

PUBLIC HEALTH RESPONSE TO HOT FOOD TAKEAWAY PLANNING APPLICATIONS

Leicestershire County Council Public Health team would like to highlight the points below to be considered in the context of health and health inequalities.

Application Reference	26/00074/FUL
Proposed Developer Name	Mr Shah
Location /Post code (is it in an area of concern)	53 Trent Road Hinckley Leicestershire LE10 0YA
Application Details	Retrospective application for change of use from a retail (Class E) to a hot food takeaway (sui-generis). Opening hours: Sun-Fri - 4pm-11pm Sat - 12noon-11pm Change of unit use completed 11/11/2025 (indicated date of opening).
Planning Authority	Hinckley and Bosworth Borough Council

DESCRIPTION OF PROPOSED APPLICATION

Type of Facility	Retail Unit, current approved use is Use Class E
Middle Super Output area (2021)	The MSOA is Hinckley and Bosworth E02005388. It is made up of 4 LSAOs .
Index of Multiple Deprivation (IMD) & Lower Super Output area (LSOA)	The proposed area is located in the Hinckley and Bosworth 012C area which is the most deprived area of all neighbourhoods (68 neighbourhoods) within Hinckley and Bosworth Council area. Of the measured forms of deprivation, employment is the most deprived feature, followed second by health & disability, then income. Health & disability deprivation covers the risk of premature death and reduced quality of life due to poor physical or mental health. Regarding income, Hinckley and Bosworth 012C has a higher rate of income deprivation affecting children (IDACI), as well as a higher rate of income deprivation affecting older people (IDAOPI) than 80% of neighbourhoods in England. Vulnerable groups are worst affected by deprivation in this LSOA. Nationally, the LSAO area (E01025856) has a IMD ranking of 6,909 out of 33,755 where 1 is the most deprived LSOA in England (2025). This places the area

	within the most deprived 25% of LSOAs nationally (specifically the 20.5% most deprived).
Proximity to other hot food takeaways	• The site is an adjacent unit to Jacks Fish and Chips which is in operation. • 430 metres from Simla (restaurant providing takeaway service) (over 10-minute walk) • 430 metres from Strathmore Road Fish Bar (over 10-minute walk) • 525 metres from Hings Cottage takeaway (10-minute walk) • 650 metres from Chris's Fish & Chips (over 10-minute walk) • 615 metres from Krunchy Fried Chicken (over 10-minute walk) • 620 metres from Clifton Chippy (over 10-minute walk) • 680 metres from KFC (over 15-minute walk) • 700 metres from Subway (over 15-minute walk)
Proximity to other restaurants	• The unit is adjacent to Tin Hat Public House • 440 metres of The Wharf Inn Public House (over 10-minute walk) • 570 metres of the Flintlock Public House (10-minute walk) • 595 metres of the Marina Brewers Fayre restaurant (over 10-minute walk)
Proximity to local amenities (schools, parks)	The unit is located within 400 metres of two open spaces, Clarendon Park and Langdale Community Park. An entrance point to both parks is within 185 metres of the proposed unit location (3-minute walk). Additionally, the Oak Tree Park, Brosdale Drive Amenity Greenspace and The Rock Gardens are within 650 metres of the site. The nearest school is located 580 metres (11-minute walk) away from the application site, adjacent to the boundary of Hinckley Castle ward.
Compliance to local requirements on proximity. (Yes/No) <i>Hot Food Takeaway Applications within a 400m radius to schools and other places where children and young people congregate and would not comply with the National Planning Policy Framework guidance 97(a) and (b).</i>	No.

SUMMARY OF KEY CONCERNS

LCC Public Health would not support the permission of this application due to the nature of the proposed operation as a Hot Food Takeaway within walking distance of two parks and open spaces (185 metres from entrance of parks) being in contradiction with NPPF (2024). The proposal also goes against the Healthy Weight Strategy for Leicestershire and has the potential to worsen health outcomes in the local area.

The proposal seeks permission for change of use from retail (Class E) to a hot food takeaway (sui-generis). This is a retrospective application where the works are complete, and the application indicates the site has been in operation since the 11th November 2025. The site is located within the Trent Road Neighbourhood Centre which is the smallest centre in the Borough. Neighbourhood Centres form the lowest tier of hierarchy shopping but are considered to be of local importance to the nearby community in predominantly residential areas. Other units on the site are a public house, a co-op supermarket, hairdressers and hot food takeaway. This application would add an additional hot food takeaway to the small centre, reducing the diversity in local offer with 40% units serving convenience hot food. Food and drink offered in shops, hot food takeaways, cafes and restaurants significantly shape dietary behaviours. A reduction in the diversity of the food offer can limit healthier options, and a concentration of hot food takeaways is associated with poorer dietary behaviours.

The opening times indicated in the application show the unit will be in operation 1.5 hours later than the adjacent hot food takeaway with a similar closing time to the public house which provides in-house dining. This application would result in increased access to fast food options later in the evenings, and while not open during school rush hours, can influence young people to consume food later or at other times of the day.

Hinckley & Bosworth Borough Council's Regulation 18 draft Local Plan seeks to refuse permission for applications within a 400-metre radius of Hinckley Castle ward which has both higher obesity prevalence for certain age categories and higher concentrations of hot food takeaways than the Leicestershire average. The proposed unit is within 350 metres of the boundary and should be refused in line with this policy approach. It is also worth emphasising the LSOA in which the site is located is the most deprived area of all neighbourhoods within Hinckley and Bosworth Council area. Additionally, the nearest school is located 580 metres away (11-minute walk) and sits between the proposed site and Hinckley Castle ward.

The latest National Planning Policy Framework (NPPF) (December 2024) states the following under Section 8 Promoting Healthy and Safe Communities:

97. Local planning authorities should refuse applications for hot food takeaways and fast food outlets:

- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or*
- b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.*

The unit is located within 185 metres of entrances to two parks, which are Clarendon Park and Langdale Community Park in Hinckley (3-minute walk). Clarendon Park hosting several sports pitches, a play area for toddlers and juniors as well as a multi-use games area. Langdale Community Park has several pitches, a play area, multi-use games area as well as a BMX track.

Both parks are important open space assets, attracting young people from the community to congregate, play and linger.

The 2025 NPPF consultation document demonstrates the government is commitment to continue refusing hot food takeaways and fast-food outlets within reasonable walking distance of places where young people congregate by taking forward Para 97 as HC5 under a set of national decision-making policies in Section 16 'Promoting Healthy Communities'.

This application would also be at odds with Leicestershire County Council's commitment to helping children achieve a healthy weight (Healthy Weight Strategy for Leicestershire), as well as the NPPF requirements where Hot Food Takeaway Applications within a 400m radius to schools and other places where children and young people congregate will be refused.

[See additional health considerations information below – Hinckley & Bosworth]



Hinckley%20&%20B
osworth%20Addition:

In addition to the key concerns highlighted

- The data from the Department of Health and Social Care (Fingertips) shows that the prevalence of overweight adults (including obesity) in Hinckley and Bosworth in 2023/24 was 64.2%, this was not significantly different to the national average of 64.5%. This was a decrease from 2022/23 when the prevalence was 66.8% in Hinckley and Bosworth.
- In Hinckley and Bosworth in 2024/25 the prevalence of overweight (including obesity) reception age (4-5 years) children was 23.0%, this was not significantly different to the national average of 23.5%. This was an increase from 2023/24 when the prevalence in Hinckley and Bosworth was 22.1%.
- In Hinckley and Bosworth in 2024/25 the prevalence of overweight (including obesity) year 6 children (10-11 years) was 32.6%, this was significantly better (lower) than the national average of 36.2%. This was an increase from 2023/24 when the prevalence in Hinckley and Bosworth was 31.6%.
- In Hinckley and Bosworth the percentage of children moving from healthy weight in reception to overweight (including obesity) in year 6 in 2021/22 – 2023/24 was 18.3%*, this was significantly better (lower) than the national average of 21.5%.

*caution should be taken with regards to this value as there are data quality concerns.