

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: 25/01192/FUL

Highway Reference Number: 2025/1192/04/H/R2

Application Address: E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT

Application Type: Full

Description of Application: Re-consultation. Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: C/O Agent

County Councillor: Hollycroft ED - Ann Pendlebury CC

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:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been reconsulted on a full planning application for the *Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.*

The proposed industrial unit has a gross internal area of 8,825.79sqm and is located off Hammonds Way, Hinckley,

In its initial response dated 7th February 2026, the LHA requested for further information in relation to the site access, personal injury collision data and Framework Travel Plan.

These highway comments are in response to the following documents which have been submitted to the Local Planning Authority (LPA) in this instance Hinckley and Bosworth Borough Council and are available to view on their planning website.

- Road Safety Audit Response Report prepared by DTA dated 31st March 2026; and
- Technical Note – Response to Highway Comments uploaded to the LPA website dated 7th April 2026

Site Access

The LHA previously requested that the carriageway width of the access should be 7.3m in accordance with guidance in the Leicestershire Highway Design Guide (LHDG).

The Applicant has confirmed that the access width is 7.3m and not 7m as stated in the TA as this was a typographical error.

Visibility splays are now demonstrated at 70m as per guidance in Table 4 of the LHDG.

The LHA previously requested that the 16m radii shown should be changed to 15m with 1 in 10 tapers as per Figure 9 of the LHDG.

The LHA also requested that a curve radius of 55m minimum on the centre line is also required as per Table 3 of the LHDG.

In response to the comments, the Applicant has stated that due to the location of the access and angle in relation to the existing highway, as well as the access into the car parking area within the site, it is not possible to achieve the required radii/ tapers and curve radii.

In response to the radii and curve radius, the LHA would request for the Applicant to demonstrate that the access road can be negotiated by the 18.5m length articulated vehicle without overrunning the access road centreline then the LHA would accept the radii and centreline radii that is currently proposed.

The Applicant states that swept path analysis has been updated to be done at speeds of 15kph and shown on drawing 27339-01a. Notwithstanding, the LHA note that this drawing does not appear to have been submitted with the TN. The LHA would request this be submitted before the LHA can confirm the access arrangements acceptance.

The LHA have reviewed the RSA1 Designer's Response's and these are acceptable.

Highway Safety

The LHA previously asked the Applicant to obtain the most recently available personal injury collision (PIC) data from the LHA's Network, Data & Intelligence team.

The PIC data has been obtained from the NDI team for the five-year period of 01/01/2021 to 31/12/2025 for the study area requested. This shows that six PICs have occurred of which four were classified as 'slight' in severity and two were classified as 'serious' in severity.

Having reviewed the PIC data, the LHA do not consider that the proposed development will exacerbate the existing highway safety situation. However, the Applicant has yet to demonstrate a safe and suitable access to serve the proposed development.

Junction Capacity Assessments

A5/Hammonds Way roundabout

In its previous comments, the LHA reviewed the junction model for the A5/Hammonds Way roundabout and noted some corrections to the model had to be made. The Applicant has corrected the model and as a result the roundabout is forecast to operate over capacity on the A5 East arm. Notwithstanding the above, as the roundabout is part of National Highways network, the LHA have no further comments on the junction capacity assessment, and no further junctions on the LHA's network require capacity assessments.

Off-Site Implications

Drawing 27739-03 now shows a 3m wide shared use cycleway connecting the development to the existing cycle facilities on Nutts Lane which is welcomed by the LHA.

Transport Sustainability

The Applicant has stated that the LHA's previous comments in response to the submitted Framework Travel Plan (FTP) have been addressed as part of an updated FTP, however the LHA have not received the updated FTP nor is it available to view on the LPA's planning website.

Date Received
10 April 2026

Case Officer
Suraj Dave

Reviewer
DH

Date issued
29 April 2026