

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: 25/00566/FUL

Highway Reference Number: 2025/0566/04/H

Application Address: Westfield Community Centre Rosemary Way Hinckley Leicestershire LE10 0LN

Application Type: Full

Description of Application: Change of use from a community facility (Use Class F2) to a Special Educational Needs (SEN) school falling within Use Class F1 (Learning and Non-Residential Institutions)

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mrs Sarah Deaville

County Councillor: St Marys ED - 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:

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) have been consulted by the Local Planning Authority (LPA) on a proposed change of use application from community facility (Use Class F2) to a Special Educational Needs (SEN) school falling within Use Class F1 (Learning and Non-Residential Institutions) at Westfield Community Centre, Rosemary Way, Hinckley.

The LHA note at the outset that minimal transport information has been submitted in support of the application.

As per Table 1 of the Leicestershire Highway Design Guide (LHDG) available at www.leicestershirehighwaydesignguide.uk/, the LHA would expect to see the production of a Transport Statement (TS) and Travel Plan (TP) to support an application of this scale i.e. 75 children and 40 FTE staff.

In providing these observations, the LHA have reviewed the following submitted documents:

- 'Planning Statement - Westfield Community Centre SEN School' document;
- ARM Designs 'Existing Floor Layout Plan, Elevations Of Timber Outbuilding And Site Plan' drawing (reference A R M 2509/EX/02) – dated 7th July 2025;
- ARM Designs 'Existing Ground And First Floor Layout Plans And Elevations' drawing (reference A R M 2509/EX/01) – dated 3rd July 2025; and
- Application Form.

Site Access

The LHA note that no details have been provided regarding the existing shared surface access that fronts the turning head of Rosemary Way.

Rosemary Way is an adopted unclassified road, not weight restricted but subject to a 30mph speed limit imposed by street lighting though speeds are expected to be lower at the site frontage which is at the end of a turning head.

Typically, the LHA would expect to see a 6.0m wide access with minimum control radii of 6.0m in accordance with Table 15 of the LHDG. The LHA would advise that swept-path analysis is undertaken with the largest vehicle likely e.g. refuse vehicle and / or minibus to access the site to inform the access design.

As part of any application, the Applicant will need to demonstrate a safe and suitable access to the site can be achieved.

A safe and suitable access designed in accordance with the LHDG should be provided and a satisfactory Stage 1 Road Safety Audit (RSA) and Designer's Response will be required to accompany it.

Highway Safety

An assessment of Personal Injury Collisions (PICs) should be undertaken based on data for the most recently available five-year period and be provided by Leicestershire County Council (LCC). PIC data can be obtained from our Network Data and Intelligence team by contacting rtcddata@leics.gov.uk. The study area should be a minimum of 500m from the proposed site access.

Trip Generation

The LHA note that the site seeks to provide a Special Educational Needs (SEN) school with 40 staff supporting 75 children aged 5 to 16.

The LHA request that a trip generation exercise is completed for the use type of the development in order to determine the likely number of two-way trips during the AM (08:00-09:00) and PM (17:00-18:00) peak weekday periods and for the weekend peak. The trip generation should be a comparative exercise with the extant use type to assess whether there will be in an increase in two-way trips between the existing site and proposed development.

Internal Layout

The existing site is stated to provide parking for 40 vehicles.

The LHA note that vehicular parking for the site should accord with Table 29(b) of the LHDG.

Cycle parking should also be provided and demonstrated to accord with Table 27 of the LHDG.

The Applicant should also provide details regarding the delivery and servicing of the site and demonstrate swept-path analysis for refuse collection.

Transport Sustainability

As part of the revised submission included within the TS and TP, should be a sustainability section reviewing walking, cycling and public transport facilities.

Date Received
1 August 2025

Case Officer
Dan Green

Reviewer
DH

Date issued
27 August 2025