

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: 23/00268/FUL

Highway Reference Number: 2023/0268/04/H/R1

Application Address: Leicester Road Football Club Leicester Road Football Ground Leicester Road
Hinckley Leicestershire LE10 3DR

Application Type: Full

Description of Application:

Re-consultation. Proposed new food retail unit and extension to existing club shop

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Leicester Road Football Club Limited

County Councillor: Ross Hills

Parish: Barwell

Road Classification: Class B

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 advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised within its observations dated 19 April 2023 that the applicant had not provided any information about how the proposed development would operate. This information was required to enable the LHA to assess the impact of the proposed development against Policy IN5 of the Leicestershire Highway Design Guide, which outlines how the LHA would normally seek to apply restrictions on new accesses for vehicles and the increased use of existing accesses on to A- and B-classified roads.

The Applicant has now provided additional information to the Local Planning Authority in respect of trip generation which enables the LHA to provide its final response.

Trip Generation/ Site Access

The Applicant has advised the following in respect of trip generation:

"When the stadium was first designed it was built for a capacity of 6000 spectators. The two proposals of a new food unit and club shop will only compliment to the services and match experience already provided at the football stadium. All customers for the food unit will already be within the stadium grounds for specific events and the unit will be used to provide refreshments. Furthermore the club shops proposed floor area will only allow for a certain amount of customers at one time, which will be predominantly busier on match days. Neither will have an adverse effect on the existing accesses."

On the basis of the above, the LHA consider that the proposals would complement the existing facilities on-site and that customers are already likely to be on-site attending events. The LHA is therefore satisfied that the new food unit and shop extension are both unlikely to become a new destinations in their own right or generate additional trips to/ from the site over and above the existing levels.

As such, the LHA could not demonstrate that the proposals would cause an intensification in use of the existing access on to Leicester Road.

Date Received
26 April 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
10 May 2023