

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00700/FUL

Highway Reference Number: 2026/0700/04/H

Application Address: Concordia Theatre Stockwell Head Hinckley Leicestershire LE10 1RE

Application Type: Full

Description of Application: Planning and conservation area consent sought for the refurbishment and remodelling of the Hinckley Concordia Theatre building complex including 254m² nett new floor area. Upward extension and rearward expansion of stagehouse, new external ambulatories and fire escapes, main building roof (with pv) replacement, remodelled gable end facade, removal of render to expose brickwork and replacement of windows to Stockwell Head building. Enhanced public realm including new public forecourt space and site wide accessibility improvements.

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Andy Chamberlain

County Councillor: Cllr Michael Mullaney

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 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 Policy TR6(4) of the National Planning Policy Framework (2026).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an application for the 'Planning and conservation area consent sought for the refurbishment and remodelling of the Hinckley Concordia Theatre building complex including 254m² nett new floor area. Upward extension and rearward expansion of stagehouse, new external ambulatories and fire escapes, main building roof (with pv) replacement, remodelled gable end facade, removal of render to expose brickwork and replacement of windows to Stockwell Head building. Enhanced public realm including new public

forecourt space and site wide accessibility improvements' at Concordia Theatre Stockwell Head Hinckley Leicestershire LE10 1RE.

The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals:

- Application form dated 4th August 2026
- Location plan dated 4th August 2026
- Car parking numbers document dated 4th August 2026
- Planning statement dated 4th August 2026
- Existing site plan, drawing number HCA-KWA-X-00-DR-A-0203
- Proposed site plan, drawing number HCA-KWA-X-00-DR-A-0401

Site Access

The Concordia Theatre is located on Stockwell Head, Hinckley which is an adopted, unclassified road subject to a 30mph speed limit. The LHA observe that there is an existing access on Stockwell Head which currently serves as a staff car park (lower car park) which contains 15 staff parking spaces and is used for loading.

In addition, there is a second access at the rear of the Concordia Theatre onto Council Road which is a classified 'B' road (B590) which is also subject to a 30mph speed limit. The LHA also observe that this access serves a further car park (upper car park) that contains 9 staff parking spaces and 3 accessible parking spaces.

The LHA note from the submitted 'Proposed site plan', drawing number HCA-KWA-X-00-DR-A-0401, that there are no proposed amendments to either of these existing access points.

From the 'Proposed site plan', drawing number HCA-KWA-X-00-DR-A-0401 the LHA note that the Applicant is proposing to re-configure both car parks. The lower car park (access from Stockwell Head) will benefit from 14 staff parking spaces and 1 accessible space and the upper car park (access from Council Road) will lose 9 staff parking spaces but retain the 3 accessible parking spaces.

Overall, the proposals would lead to the reduction of 9 staff off street car parking spaces.

The LHA also understand, however, that the Applicant is proposing the introduction of 8 covered staff cycle spaces within the Workshop yard area to the rear of the premises and 16 patron cycle spaces, equally split between the Upper and Lower car park areas.

The LHA note the application site is in a highly sustainable town centre location with multiple public car parks within the area and a wealth of sustainable travel options to the site. It is also noted there are a number of Traffic Regulation Orders (TRO's) in the form of yellow lines to deter inconsiderate parking within the vicinity.

Taking the above into consideration, and considering there is no planned intensification of existing use the LHA would not be able to demonstrate the proposals would have a severe impact on the public highway

Given the above and the site-specific circumstances, the LHA would not seek to resist the proposals on highway grounds.

Transport Sustainability

The site is located within Hinckley Town Centre which benefits from multiple public car parks in the area, sustainable travel options to the site and a package of Traffic Regulation Orders on the network in the vicinity of the site in the form of double yellow lines in and around the area, the LHA does not consider the proposals would generate inappropriate parking on the highway network in the vicinity of the site.

Date Received
13 August 2026

Case Officer
Emma Lennon

Reviewer
BD

Date issued
26 August 2026