Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.

Leicestershire County Council

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/00589/OUT

Highway Reference Number: 2025/0589/04/H

Application Address: 10 Jacknell Road Hinckley Leicestershire LE10 3BS

Application Type: Outline (with access)

Description of Application: Outline planning permission for an extension to an existing general industrial unit with parking. All matters reserved except (Access, Layout and Scale)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr R Middleton

County Councillor: Hollycroft ED - Ann Pendlebury CC

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 paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Outline planning permission for an extension to an existing general industrial unit with parking. All matters reserved except (Access, Layout and Scale).'

The proposals are at 10 Jacknell Road, Hinckley, Leicestershire, LE10 3BS.

There has been one relevant previous application at the site detailed below:

23/00549/COU - Change of use from sui generis (vehicle rental) to B2 general industrial. The LHA referred the LPA to the 'Standing Advice Document dated 11 September 2011' on 3 July 2023. The LPA subsequently approved the development on 14 July 2023.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide **(LHDG)** within this report. These are identified in bold, underlined and in blue text.

The LHA have reviewed the following documents as part of these observations.

- Application Form;
- Site Location Plan;
- Site Layout as Proposed, drawing number 4884/02; and
- Design, Access & Planning Statement dated June 2025.

Site Access

The site is situated on the northwestern extent of Jacknell Road. Jacknell Road is an adopted, unclassified road subject to a 30mph speed limit. The adjacent surrounding area to the site is an established industrial estate. The site is approximately 575m away from Dodswell Road (A47).

Whilst this Outline application considers access, layout and scale, there are no access amendments proposed. However, the LHA considers the access suitable for the scale of proposals.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) database and identified no PICs recorded along the entire length of Jacknell Road within the last five-year period.

The LHA are therefore of the opinion that there are no existing highway safety issues that would likely be exacerbated by the proposals.

Internal Layout

The existing building has 462sqms of gross internal floorspace as per the 'Design, Access & Planning Statement (DAPS)'. These proposals seek to increase this by a further 608sqm of gross internal floorspace for a total of 1070sqm.

The Applicant has demonstrated on the drawing titled 'Site Layout as Proposed', drawing number 4884/02 there would be an additional eight off-street parking spaces provided. It is also noted that the Applicant has indicated there are eight existing off-street parking spaces for the existing building for a total of 16 off-street car parking spaces.

In accordance with **Table 29(a)** of the LHDG the proposals would normally require an additional 12 off-street parking spaces within the site for the scale of the development, and a shortfall of one off-street parking space for the existing building. The LHA note this would lead to an overall shortfall of five off-street parking spaces when compared to the LHDG guidelines.

However, the Applicant has indicated within the 'Application Form' that there are currently nine staff members, and the proposals would lead to an extra two full-time staff and two part-time staff. The LHA are satisfied the site is in a sustainable location with bus stops along Dodswell Road (A47). Therefore, the LHA are satisfied there is adequate parking within the site for the scale of the proposals in these site-specific circumstances.

The LHA are satisfied the additional off-street parking spaces are in accordance with **Figure 44** of the LHDG in terms of dimensions and turning.

The LHA are satisfied the HGV parking accords with both **Table 29(a)** and the section titled **Lorry Parking Layout** in terms of quantum of parking and parking space dimensions.

The Applicant has not indicated any cycle parking within the documents submitted as part of this application. The LHA requests the Applicant provides the secure and undercover for the appropriate quantum of cycle spaces as per **Table 27** of the LHDG. These should be of a Sheffield or similar type and can be secured via condition.

The LHA also notes there is evidence of on-street parking within the industrial estate, however there are Traffic Regulation Orders (TROs) in and around the area in the form of double yellow lines to ensure inappropriate parking is discouraged adjacent to junctions.

Given the above, the LHA do not consider the shortfall in parking could be demonstrated to have a severe impact on the public highway contrary to Paragraph 116 of the National Planning Policy Framework (NPPF) 2024 in the event of an appeal.

For the reasons set out above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the Site Layout as Proposed, drawing number 4884/02. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

   REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as secure and under cover -cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity

   REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Date Received	Case Officer	Reviewer	Date issued
27 June 2025	Neal Chantrill	SH	30 July 2025