

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: 23/01135/FUL

Highway Reference Number: 2023/1135/04/H

Application Address: Land Adjacent To Hinckley Rugby Club Leicester Road Hinckley
Leicestershire LE10 3DR

Application Type: Full

Description of Application:

Construction of two storey boxing gym with associated parking, outdoor activity areas and landscaping

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Nick Griffin

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 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) is in receipt of a consultation for a full application for the construction of two storey boxing gym with associated parking, outdoor activity areas and landscaping at Land Adjacent To Hinckley Rugby Club, Leicester Road, Hinckley.

Based on the submitted application form, the internal floorspace of the proposed development would be 1,024 sqm. Paragraph 12.09 of the submitted Planning Design and Access Statement (Version 1, authored by Corporate Architecture) also details that 'the building would typically be occupied by up to 60 persons at any one time increasing, on event days to 100 persons using the building'.

As per Part 2, Table PDP1 of the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>) a Transport Statement would typically be required by

the LHA for proposals of this scale. Unfortunately such a document does not appear to have been provided to support the proposals.

The LHA provided detailed pre-application advice (highways reference number 2022/5794/04/HEN) as part of H&BBC pre-application reference 21/10162/PREMAJ. The LHA advises that until a Transport Statement has been submitted in support of the proposals which considers the impact of the proposals on the site access and surrounding highway network, it is unable to provide further comments at this time. The LHA's pre-application advice can be provided to the Applicant on request.

Access is proposed via the existing site access to Hinckley Rugby Club on Leicester Road, a classified road (B4668) subject to a 50mph speed limit. The Applicant should be aware of Part 1, Section IN5 of the LHDG, which outlines the LHA position on 'Access to A- and B-class roads'. This will require consideration within the Transport Statement.

Date Received
1 December 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
12 January 2024