

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: 26/00439/FUL

Highway Reference Number: 2026/0439/04/H

Application Address: Logistics Ltd Unit G Fleming Road Hinckley Leicestershire

Application Type: Full

Description of Application: Change of use from B8 storage or distribution to mixed use B2 General Industrial & B8 storage or distribution

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Lionel Nierop

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 Policy TR6(4) of the National Planning Policy Framework (2026), 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:

'Change of use from B8 storage or distribution to mixed use B2 General Industrial & B8 storage or distribution.'

The proposals are at Logistics Ltd, Unit G Fleming Road, Hinckley, Leicestershire.

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
- Parking Plan
- Planning Statement dated 6 May 2026 and
- Floor Plans

Proposals

The Applicant is seeking to utilise the existing accesses onto Fleming Road. Fleming Road an adopted, unclassified road subject to a 30mph speed limit. The site is located within the heart of an industrial / Business Park which is accessed via Coventry Road (B4666).

The Applicants are not proposing any amendments to the existing site access arrangements.

The LHA notes this application seeks to change the use of the site from B8, to a mix of B2 and B8 storage. It should also be noted at this time that the site has previously been B2 use alone which has a higher off-street parking requirement as demonstrated within the LHDG.

The Application Form states that there will be 20 full-time employees and 10 part-time employees. The LHA are satisfied that whilst not demonstrated on a scaled drawing, there is adequate space within the site for 25 off-street parking spaces that accord with [Figure 44](#) of the LHDG.

The LHA are also satisfied that there is adequate space within the site for HGV parking in accordance with [Table 29\(a\)](#) of the LHDG.

The LHA would not be able to demonstrate that the proposals would likely lead to an increase in trips to the site given the extant use at the site.

The LHA note that the Applicant states that secure cycle parking provision is already provided at the site, this was secured within the application granted under application number 13/00227/FUL. This is welcomed by the LHA.

For the reasons set out above the LHA would not seek to resist the proposals subject to the condition below.

Condition

1. The development hereby permitted shall not be brought into use until such time as off-street parking and turning facilities for 25 vehicles has been provided within the site. 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 (2026).

Date Received
8 September 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
29 September 2026