

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: 23/00355/FUL

Highway Reference Number: 2023/0355/04/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 office block and associated parking

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr KU Akeredolu

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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised within its observations submitted to the Local Planning Authority on 10 May 2023 that clarity was required in respect of whether any new employees would be employed at the site or whether existing employees would be relocating to the site from elsewhere. Clarification in respect of parking provision for a capacity match day crowd was also required and whether the proposals would remove any parking provision which is currently available for such occasions.

The Applicant has submitted a letter dated 8 June 2023, with the view to resolving the LHA's comments.

Site Access/ Highway Safety

The LHA previously advised it would consider the site access arrangements further, once clarification was provided in respect of trip generation.

To the north of the site there has been three recorded Personal Injury Collisions (PIC's) on Leicester Road in the previous five years. These all occurred in the vicinity of the A47 roundabout with one PIC being recorded as being 'serious' in severity and the other two recorded as being 'slight' in severity.

Within 500 metres to the south of the access there has been one recorded PIC in same timeframe. This occurred at the entrance to Hinckley Rugby Football Club and was also recorded as being 'slight' in severity.

The Applicant has stated within the subsequent letter that the proposals would not result in a change to the number of employees at the existing site. On this basis, the LHA are satisfied that the proposals would not result in an intensification in use of the existing site access and that no further consideration of the existing access design is required.

Trip Generation

As stated above, the Applicant has advised the proposals would not change the number of existing employees at the site. Within the submitted letter, they have however considered a scenario where the proposals generated 100% new trips on a standalone basis. The LHA advises that this has not been considered in detail on the basis of the evidence outlined above.

Internal Layout

The Applicants letter states that they confirm the parking spaces shown on Nigel Dutton drawing number ND.21.166.01 Rev E will be provided for general users of the wider stadium site, rather than restricted to use solely for the new offices. The peak demand for parking associated with the proposed office space would be 8am to 5pm, Monday to Friday, with demand for parking associated with the wider stadium site likely to peak during the evenings and at weekends (i.e. outside of traditional office hours). This is accepted by the LHA and it is considered that the proposals are unlikely to generate on-street parking during either office hours or match days.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Nigel Dutton drawing number ND.21.166.01 Rev E. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (2021).

Informative

- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
27 June 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 July 2023