

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: 26/00404/FUL

Highway Reference Number: 2026/0404/04/H

Application Address: Unit 2 Nutts Lane Industrial Estate Nutts Lane Hinckley Leicestershire LE10 3EJ

Application Type: Full

Description of Application: Change of use from a car sales showroom (Class B8) to a martial arts gym (Class E)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr James Clark

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 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) has been consulted by Hinckley & Bosworth Borough Council as the Local planning Authority on a full application for the change of use from a car sales showroom (Class B8) to a martial arts gym (Class E(d)) at Unit 2, Nutts Lane Industrial Estate, Nutts Lane, Hinckley.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application Form
- Location Plan
- Planning Statement
- Parking Provision Details document
- Proposed Floor Plans drawing

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 visited the site on Thursday 4th June 2026.

Site Access

Access to the site is proposed off a private road serving a small industrial estate. This connects to Nutts Lane, an unclassified road subject to a 30mph speed limit. No amendments are proposed to the existing access arrangements, or the junction of the private road with Nutts Lane. This is accepted by the LHA.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along the length of Nutts Lane within the last five years. On this basis, the LHA advise there are no pre-existing highway safety concerns or patterns in the vicinity of the site access.

Internal Layout

No amendments are proposed to the layout of the site. The submitted application form states that there are currently 10 car parking spaces available within the site. Based on the submitted floor plans drawing and on-site measurements, there would be sufficient width for seven vehicles to park along the site frontage, with further space to the west of the building to park behind in a tandem arrangement, however this could result in users of the site being blocked in.

The LHA has calculated the internal floorspace of the building to be approximately 260 sqm excluding the toilets and office area. Based on [Figure 29\(c\)](#) of the Leicestershire Highway Design Guide, for an E(d) use class with an internal floorspace of up to 1,000 sqm, 1 parking space per 5sqm is required. This would result in 52 parking spaces being required for the site. Based on [Table 29\(a\)](#) of the LHDG, the current B8 use would require 1 space per 100sqm.

Dropped kerbs are present along the length of the private road, with parking for other units directly behind. Parking on the road could therefore prevent access to other units on the industrial estate. It is therefore unclear where any additional parking would occur and whether this could occur on Nutts Lane.

Whilst it is noted the Applicant states within the Planning Statement that they consider on-site parking to be more than adequate to meet demand and that classes would be staggered (which the LHA accept would manage demand), it is unclear how many people could be on-site at any one time. The LHA therefore advise the Applicant should confirm the maximum number of people (including staff and participants) which would be on-site at any one time and how the tandem parking area would operate.

Transport Sustainability

The site is an approximate 530m walk to the nearest bus stops on Coventry Road. These are served by regular buses between Coventry/ Nuneaton and Leicester.

Date Received
14 May 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
5 June 2026