

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

Application Address: Leicester Road Football Club Leicester Road Football Ground Leicester Road
Hinckley Leicestershire LE10 3DR

Application Type: Full

Description of Application: 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 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) are in receipt of a consultation for a full application to construct an office block and associated parking at Leicester Road Football Club, Leicester Road Football Ground, Leicester Road, Hinckley.

Based on the submitted application form, the proposed office building would provide a total internal floorspace of 248sqm B1 (a) office use.

Site Access/ Highway Safety

Based on the submitted application form, access to the site would remain off Leicester Road, a B classified road (B4668) subject to a 50mph speed limit, with no amendments.

The LHA will consider the existing site access arrangements and any highway safety implications of the proposals once further information has been provided by the Applicant in respect of trip generation.

Trip Generation

Based on the Planning Statement, published on the Local Planning Authorities website on 12 April 2023, the football club are currently focusing on three projects to assist in achieving their long term ambitions, and to assist in ensuring that the surrounding communities of the Borough are able to lead a healthy, socially sustainable lifestyles. These projects are the BTEC Academy, Football in the Community and Healthy Living for Non Players.

The document states that in order to achieve the delivery of all three objectives outlined above, the football club will require additional office space.

The submitted application form states that no new employees would be required as a result of the proposals. On the basis it is stated that the proposals would provide additional office space however, the LHA request clarification on this matter. In the event that new employees are required, or employees would be relocating from elsewhere to the site for example, further information is required on how the proposed development would operate. This includes the number of employees and likely level of trips throughout the day, particularly in the AM and PM peak periods, e.g. 08:00 - 09:00 and 17:00 -18:00.

This information is required so the LHA can assess the impact of the proposed development against Policy IN5 of the Leicestershire Highway Design Guide which outlines how the LHA would normally seek to apply restrictions on new accesses for vehicles and the increased use of existing accesses on to A- and B-class roads. Further details on the policy are available in Part 1 of the LHDG:

<https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>

Internal Layout

It is noted that the Applicant is proposing 13 car parking spaces within the site, as shown on Nigel Dutton drawing number ND.21.166.01 Rev E. The LHA request clarification in respect of whether the proposals are situated on an area currently allocated or used for parking as part of the wider site, eg match day parking for a capacity crowd for example. Should the area be used for match day parking, clarity should be provided as to where any replacement parking provision is to be made.

Date Received
18 April 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
10 May 2023