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: 26/00612/REM

Highway Reference Number: 2026/0612/04/H

Application Address: 10 Jacknell Road Hinckley Leicestershire LE10 3BS

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (Appearance and Landscaping) of planning permission 25/00589/OUT for an extension to an existing general industrial unit with parking

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GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr R Middleton

County Councillor: Hollycroft ED - Ann Pendlebury CC

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:

'Outline planning permission for an extension to an existing general industrial unit with parking. All matters reserved except (Access, Layout and Scale).'

The proposals are at 10 Jacknell Road, Hinckley, Leicestershire, LE10 3BS.

The LHA previously assessed the outline application submitted under 25/00589/OUT. The outline application considered access, layout and scale. The LHA advised approval in matters relating to the highway on 30 July 2025. The LPA subsequently approved the proposals on 24 November 2025.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- General Arrangement, drawing number 4884/03;
- Site Layout as Proposed, drawing number 4884/02 Rev A;
- Site Location as Existing & Block Plan as Proposed, drawing number 4884/01; and
- Design, Access & Planning Statement dated July 2026.

The LHA have reviewed the submitted information and are satisfied the details mirror the information assessed and approved as part of the outline application submitted under 25/00589/OUT for the outline planning permission for an extension to an existing general industrial unit with parking. All matters reserved except (Access, Layout and Scale). It is noted that the drawing titled 'Site Layout as Proposed', drawing number 4884/02 Rev A differs from approved plan only by the inclusion of a cycle shelter.

The 'Application Form' states that this inclusion is in order to discharge condition 7 attached to 25/00589/OUT of the outline planning consent. This has been submitted separately under 26/00609/DISCON which sought to discharge conditions 4 (Lighting Design Strategy Biodiversity), 5 (Biodiversity Enhancement Layout) and 7 (Cycle Parking) from planning permission 25/00589/OUT. Whilst the LHA did not seek to object to the discharge of condition 7 (Cycle Parking), this application is currently under consideration by the LPA separately.

After taking the above into consideration, the LHA would not seek to resist the proposals and replicate the conditions requested as part of the outline application approved under 25/00589/OUT with the amended drawing number.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the Site Layout as Proposed, drawing number 4884/02 Rev A. 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).

2. The development hereby permitted shall not be occupied until such time as secure and under cover -cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity

   REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2026).

Date Received	Case Officer	Reviewer	Date issued
18 September 2026	Neal Chantrill	SH	5 October 2026