
From: Neal Chantrill <Neal.Chantrill@leics.gov.uk>
Sent: 02 July 2025 11:14
To: Matt Jedruch
Cc: Planning Folder New; Ben T Dutton
Subject: 25/00541/FUL - Barlestone St Giles Sports And Social Club Barton Road
Barlestone Leicester Leicestershire CV13 0EP

Categories: Yasmin

Morning Matt

I hope you're well. It was good to speak to you earlier as always.

As stated within the call, the LHA have had a look at this application and consider that the Applicant is required to provide more information as there is very limited detail provided at this stage on the website at this time.

The LHA understand there is a private access drive to the site of approximately 164m in length, which is demonstrated as being under the control of the Applicant via the blue line on the site location plan. This appears to be narrow in nature which was confirmed by yourself after your site visit. Myself and a colleague will be undertaking a visit to the site next week to get a feel for the site and access arrangements.

The Sports And Social Club appear to have a fairly large car park which is demonstrated on the site layout plan. 39 spaces are highlighted within a gravelled car park, however, the LHA believe if set out differently more spaces could be achieved within the site, there are no new spaces proposed.

The LHA note that the Sports And Social Club is available for hire and is associated with the football club that play at the site. The LHA would need to understand how the two separate entities would run alongside each other given the proposals are likely to lead to an intensification of use of what is likely to be a substandard access.

There is no information as to the maximum number of users that could be on-site at the proposed dance studio at any one time, or if the Sports And Social Club and dance studio would be running simultaneously. The LHA would expect there to be adequate parking within the site for the worst case scenario for the dance studio and Sports And Social Club if ran concurrently in any form.

Barton Road is considered one of the main routes into the settlement of Barlestone via the A447. Even the dance studio by itself, given the nature of the business could lead to congestion where the private drive meets Barton Road given the narrowness of the private drive, which may lead to vehicles accessing and egressing the site being required to reverse back into the carriageway as there appears to be inadequate room for vehicles to pass and repass. This could then be exacerbated further by users of the Sports And Social Club whether that be match days, training, social or for hire. Even if there was a cooling off period via interval between dance lessons to allow for vehicles to leave before the next lesson, there could still be vehicles associated with the Sports and Social Club accessing and egressing the site during this period.

The Applicant needs to provide information as to how the Dance Studio and Sports And Social Club would seek to mitigate these concerns via a management plan.

The Applicant should provide existing trip rates for the current use at the site, and expected trip rates for the combined use. This can be either via TRICS© or a First Principle approach. Alternatively, If the Applicant deems the current level of car parking sufficient then the Applicant should evidence this. As such, the Applicant could provide a parking accumulation study. This study should demonstrate that there is sufficient parking within the site for the existing and proposed use.

The quantum of car parking for this type of development can be found within [Figure 29\(c\)](#) of the Leicestershire Highway Design Guide ([LHDG](#)).

Car parking dimensions and aisle widths should accord with [Figure 44](#) of the LHDG.

The above will aid the LHA to determine if the access is suitable for the intensification of use of the access onto Barton Road.

The LHA reserve the right to request further information once the Applicant has provided additional information.

The LHA will close off our record until this has been provided.

If you do have any further questions please do not hesitate to contact me on the details below.

Kind regards,

Neal Chantrill
Assistant Transport Planner
Environment and Transport Department, Room 700
Tel: 0116 305 7076
Email: neal.chantrill@leics.gov.uk

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