
PRE-APPLICATION DETAILS

District Reference Number: 24/01117/EAS

Highway Reference Number: 2024/1117/04/H

Location: Chase Fields Farm Watling Street Nuneaton Warwickshire CV11 6BG

Proposal: Environmental Impact Assessment (EIA) Scoping Opinion

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Pegasus Group

Parish: Higham on the Hill

Road Classification: Adopted Unclassified

Advice to Local Planning Authority

The Local Highway Authority (LHA) is in receipt for a request for an Environmental Impact Assessment (EIA) scoping opinion request in respect of a hybrid planning application for a proposed employment development of 1,605,000sq.ft. of B2, B8 and E(g) land uses at Harrow and Wapping Farm, Hinckley.

The LHA would advise that it is the decision of the Local Planning Authority (LPA) to determine whether an Environmental Impact Assessment is required for this particular type of application.

The LHA would welcome continuing early engagement and the opportunity to work with the Applicant in respect of the preparation of transport evidence for any forthcoming planning application. Given the scale of the development, a full Transport Assessment (TA) and Travel Plan (TP) would be required in support of this Application. In addition, the use of the Pan-Regional Transport Model (PRTM) will be required to fully assess the impact of the development proposals.

Whilst the LHA notes that it is proposed to assess several likely significant effects related to transport and access in the EIA, for the avoidance of doubt, the LHA will base its observations on the future planning application on the TA (with associated PRTM modelling) and the TP, rather than the EIA.

Accordingly, the Applicant should continue to engage in pre-application transport and highway discussions with the Highway Development Management (HDM) Team at Leicestershire County Council, who can be contacted at hdc@leics.gov.uk.

The LHA also advises that the TA and TP should be provided in line with the Leicestershire Highway Design Guide (LHDG), which can be found at <https://www.leicestershirehighwaydesignguide.uk/>.

Date Received
23 December 2024

Case Officer
Adrian Whiteman

Reviewer
RD

Date issued
15 January 2025