

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: 25/01192/FUL

Highway Reference Number: 2025/1192/04/H/R4

Application Address: E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT

Application Type: Full

Description of Application: Re-consultation. Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: C/O Agent

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 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 paragraph 116 of the National Planning Policy Framework (2024), 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 reconsulted on a full planning application for the erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

The proposed industrial unit has a gross internal area of 8,825.79sqm and is located off Hammonds Way, Hinckley.

In the LHA's previous response dated 17th June 2026, it reflected satisfaction with the proposed site access and transport sustainability.

It is noted that the Applicant has undertaken a detailed review of the development proposal since the July Planning Committee. Several matters have been considered through this process, including:

- The height, scale and massing of the proposed building
- The architectural treatment and design of the development including the western elevation
- The daylight and sunlight effects upon neighbouring residential properties and;
- The relationship of the development with neighbouring residential properties and residential amenity.

These highway observations are in response to the following documents which have been submitted to the Local Planning Authority (LPA) in this instance Hinckley and Bosworth Borough Council and are available to view on their planning website.

- Quod's document, "Hickley, Hammonds Way Planning Statement Addendum", dated September 2026
- BHP Design's plan, "Proposed Site Plan (B2 Parking)" (Ref. PL08), dated 10th August 2026 and;
- BHP Design's plan, "Proposed Site Plan (B8 Parking)" (Ref. PL08), dated 10th August 2026

Highway comments

- It is considered that the proposed development would not result in any adverse impacts or issues on the highway network.
- The revised parking plans have been reviewed and are consistent with the requirements outlined in the LHDG.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of [the routing of construction traffic], wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 27339-02 have been implemented in full. Visibility splays shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Proposed Site Plan (B8 Parking) drawing no. PL-3011 Rev PL04. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (2024).

4. The development shall be carried out in accordance with the approved Framework Travel Plan (FTP) prepared by DTA transport planning consultants, dated 24th February 2026 which sets out actions and measures with quantifiable outputs and outcome targets have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

REASON: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2024).

5. No part of the development shall be occupied until such time as the offsite works shown on Proposed Footway/Cycleway drawing number 27339-03 have been implemented in full.

REASON: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Contributions

To comply with Government guidance in the National Planning Policy Framework (NPPF) and Leicestershire County Council Planning Obligations Policy the following contributions would be required in the interests of encouraging sustainable travel to and from the site, achieving modal shift targets and mitigating the impacts of the development

1. Travel Packs; to inform new employees from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack). If not supplied by LCC, a sample Travel Pack shall be submitted to and approved in writing by LCC which will involve an administration charge of £500.

Advised Trigger: 100% of contribution paid Prior to Commencement of Development.

Justification: To inform employees from first occupation what sustainable travel choices are available in the surrounding area.

2. Six-month bus passes, one per employee (application forms to be included in Travel Packs and funded by the developer); to encourage employees to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car. This can be supplied through LCC at (average) £445.00 per pass. – NOTE it is very unlikely that a development will get 100% take-up of passes.

Advised Trigger: 25% of total obligated contribution paid Prior to 1st Occupation. Remaining 75% of total obligated contribution paid prior to occupation of 25% of total development, except payment may be deferred by agreement with the County Council.

Justification: In the interests of encouraging sustainable travel to and from the site, achieving modal shift targets, reducing car use.

3.STARSfor (Sustainable Travel Accreditation and Recognition Scheme) monitoring fee of £11,337.50.

Justification: To enable Leicestershire County Council to provide support to the appointed Travel Plan Co-ordinator, audit annual Travel Plan performance reports to ensure that Travel Plan outcomes are being achieved, and to take responsibility for any necessitated planning enforcement.

Informative

Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>.

Date Received
14 September 2026

Case Officer
Annessa Chan

Reviewer
SD

Date issued
17 September 2026