

REVISED DESIGN AND ACCESS STATEMENT (JUNE 2026)

LAND SOUTH OF A5 WATLING STREET & WEST OF PETROL FILLING STATION, HINCKLEY LE10 3ED

Use

The existing use is undeveloped grassland. The proposed use will continue to be for that as Planning Permission ref. 23/00613/FUL, dated 2 July 2024, namely; development of a Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, access, associated highway works and development.

Scale and Amount

This Bio-CNG fuelling station proposes the installation of 10no. fuel dispenser islands, a plant compound comprising gas and electricity management plant, alongside 1no. power substation immediately adjacent and 1no. inlet gas meter to the west. The scheme also includes a gas analyser, odorant injection kiosk, heat exchanger for trailer gas refuelling and back-up generator. Plant is bounded by security fencing, with interspersed soft landscaping and planting.

The proposed plant structures are all low level in terms of height and scale including gas storage modules (3.8m), switch room transformer housing (2.8m), and backup generator (2.4m). The tallest equipment proposed are the 3no. roof mounted air cooler units above the gas compressors (4.6m to roof mounted air cooler/7.1m to the top of the gas flue vent).

All elements of plant equipment will be contained within the 2.4m high palisade security fencing, alongside 2.4m V mesh boundary fencing, with a 2.4 high close board timber boundary fencing along the southern and western boundaries. A 7m-wide x 2.4m-high black V mesh access gate on the southern boundary will provide access to the LTS connection facility. Soft landscaping within the non-operational areas is maximised as far as it has been feasible.

Appearance and Layout

The layout of the site has been designed in specific reference to the land available and the new access proposed to serve the Bio-CNG station off the A5. No buildings are proposed at the site, and the principal elements comprise low level operational plant and fuel dispensers. The refuelling forecourt, inclusive of fuel dispenser islands, is within the centre of the site.

Landscaping

A detailed soft landscape scheme is proposed which include 3no. new trees, flowering lawn mix grass seed (1,035 sqm), native hedge planting (186 lin m), hedgerow mix grass seed (295 sqm). See supporting technical documentation.

Access

The Bio-CNG station will be served by a new ghost island priority junction arrangement on the A5 Watling Street. to allow vehicle access and egress using either a right in/ left out or left in/ right out arrangement.

Vehicles will enter the Bio-CNG fuelling station from the north-west of the site, proceed to the fuel dispensers to re-fuel and exit via the new egress back onto A5 Watling Street through a clockwise one-way system in forward gear. There will be no entry gates or barriers and therefore no vehicles queuing on the public highway to enter the site.

The proposed gated access to the LTS connection facility will be used solely for maintenance and emergency purposes on an infrequent basis.