

**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 Environment & Transport.

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**APPLICATION DETAILS**

Planning Application Number: 24/01156/OUT

Highway Reference Number: 2024/1156/04/H/R1

Application Address: Land South East Of Tesco Ltd London Road Hinckley Leicestershire

Application Type: Outline (with access)

Description of Application: Re-consultation. Outline planning permission for residential development (all matters reserved except for access)

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**GENERAL DETAILS**

Planning Case Officer: Sullivan Archer

Applicant: Mr Collins

County Councillor: Cllr Stuart Bray

Parish: Hinckley

Road Classification: Class B

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**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**

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council, on an outline planning application at Land South East of Tesco Ltd., London Road, Hinckley. This application is for residential development (all matters reserved except for access). Whilst not in the application description, the Transport Statement (Lennon Transport Planning, reference PN/0357/23/24) indicates that this application is for the erection of two houses and two apartments.

The LHA previously responded to this application on 14<sup>th</sup> February 2025, advising that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information / amendments requested was as follows:

- An amended site access design.

Additional / amended submissions have been received by the LPA since the previous highway observations. The LHA has reviewed the following additional / amended submissions in preparation of this response:

- Illustrative Site Plan (James Fleming Architectural, drawing number 113 revision C).

The proposed access is now shown to consist of a continuous kerb line and footway as per [Table 13 and Figure 14 of the Leicestershire Highway Design Guide \(LHDG\)](#). The LHA welcomes this amendment, and is now content that the proposed access arrangements would be safe and suitable in the context of paragraph 115 of the National Planning Policy Framework (2024).

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of 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 site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on James Fleming Architectural drawing number 2024-12 113 revision

C have been implemented in full.

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

4. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024).

5. The development hereby permitted shall not be occupied until such time as the existing gates to the vehicular access have been permanently removed. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 6 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2024).

### **Informative**

- a. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

**Date Received**  
**17 February 2025**

**Case Officer**  
**Daniel Putnam**

**Reviewer**  
**BD**

**Date Issued**  
**3 March 2025**