

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.

APPLICATION DETAILS

Planning Application Number: 25/00644/FUL

Highway Reference Number: 2025/0644/04/H

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

Application Type: Full

Description of Application: Proposed residential development comprising 3 new dwellings via a new vehicular access (revised scheme of 24/01156/OUT)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Collins

County Councillor: St Marys ED - Cllr Stuart Bray

Parish:

Road Classification: Class B

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 consulted on an application for the *'Proposed residential development comprising 3 new dwellings via a new vehicular access (revised scheme of 24/01156/OUT)* at Land South East of Tesco Ltd, London Road, Hinckley, Leicestershire.

The LHA acknowledge that this application is a revised submission of Planning Permission 24/01156/OUT (*Outline planning permission for residential development (all matters reserved except for access)*) whereby access was for determination. The LHA further acknowledge that this current full application seeks to utilise this consented access. The LHA had previously responded to the Local Planning Authority (LPA), dated 3rd March 2025 under planning reference 24/01156/OUT whereby the LHA had concluded that the access was deemed safe and suitable, subject to five planning conditions.

The LHA has reviewed the accompanying documents to form the following highway observations:

- Proposed Site Layout – Drawing No. 120 Rev A
- Application form
- Design and Access statement

The LHA have made references to the Leicestershire Highway Design Guide (LHDG), more information can be found [here](#).

Site Access

The development site is located on London Road, a B classified road subject to a 30mph road. The LHA have reviewed the submitted drawing '*Proposed Site Layout – Drawing No. 120 Rev A*', and the LHA remain content that the proposed access geometry remains in accordance with Figure 14 and Table 13 of the LHDG, for an access serving three dwellings. The LHA note the demonstrated visibility splays and acknowledge that these splays have not been demonstrated in accordance with [Figure 7](#) of the LHDG, splays can be drawn to a 1m offset point from the nearside kerbline. Nevertheless, the LHA raise no concerns with the achievable visibility demonstrated.

2m x 2m pedestrian visibility is noted and accepted.

Highway Safety

There have been eight recorded Personal Injury Collisions (PICs) within 500m in either direction of the of the site access in the most recent five-year period. Six of these PICs were recorded as 'Slight' in severity and are summarised below:

- September 2021 approximately 105m from the site access
- December 2021 approximately 8m from the site access
- May 2023 approximately 158m from the site access
- November 2023 approximately 268m from the site access
- September 2023 approximately 162m from the site access
- March 2025 approximately 80m from the site access

Two of the PICs were recorded as 'Serious' in severity. These occurred in March 2022 approximately 480m from the site access and December 2022 approximately 340m from the site access.

Following a thorough review of the above-mentioned PICs, it is acknowledged that no PICs which were recorded as in direct connection with the existing site access. In addition, the site-specific town centre location is noted whereby the B4669 London Road is subject to higher levels of traffic therefore, higher levels of PICs are to be expected.

The LHA is satisfied that there were no patterns or trends identified within the above data, the LHA therefore conclude that the proposals, if permitted, are unlikely to exacerbate the existing situation therefore, no further assessment is required.

Internal Layout

Given there are three plots with a maximum of three bedrooms each, as per [Table 28](#) of the LHDG, the LHA require two parking spaces per plot, totalling six. The LHA have reviewed the submitted documents mentioned above and note there is a shortfall of one parking space. The LHA advise the Applicant that visitor parking is not required for this quantum of development and request for the Applicant to allocate this parking space to one of the plots.

The LHA note the Applicant has proposed 6 cycle spaces as per '*Application form*' dated 30 June 2025, however this is not demonstrated in '*Proposed Site Layout – Drawing No. 120 Rev A*'. The LHA note that cycle parking is not required as per the LHDG based upon the quantum of development proposed.

Additionally, the LHA note that there is sufficient space to the rear of the development to include an additional parking space to negate the shortfall. The LHA therefore has no reason to seek to resist the development.

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. 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 Layout – Drawing No. 120 Rev A.*' 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. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on '*Proposed Site Layout – Drawing No. 120 Rev A*' 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 to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety and 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
9 July 2025

Case Officer
Taron Aujla

Reviewer
GG

Date issued
30 July 2025