

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: 26/00080/FUL

Highway Reference Number: 2026/0080/04/H/R1

Application Address: 38 Hinckley Road Burbage Hinckley Leicestershire LE10 2AQ

Application Type: Full

Description of Application: Re-consultation. Erection of six dwellings with vehicular access and associated parking

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Jack Hemmings

County Councillor: Burbage ED - Cllr Barry Walker

Parish: Burbage

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 re-consulted by the Local Planning Authority (LPA) on an application for the erection of six dwellings with vehicular access and associated parking located at 38 Hinckley Road, Burbage, Hinckley, Leicestershire, LE10 2AQ.

The LHA previously responded advising approval subject to conditions on 26 February 2026 which should be read in conjunction with this response.

The Applicant has submitted the following documents as part of this re-consultation:

- Residential Scheme, drawing number 04D
- Plots 3 and 4, drawing number 08C
- Vehicle Tracking – Sheet 1, drawing number 13
- Vehicle Tracking – Sheet 2, drawing number 14

Highway Comments

The LHA note from the Residential Scheme, drawing number 04D that the Applicant has included 1.5 by 1.5 metre pedestrian visibility by Plot 1 which is welcomed by the LHA.

The Applicant has also submitted vehicle tracking of a car accessing and egressing each driveway within the development and Fire Tender tracking at the proposed access point and manoeuvring within the site. The LHA find that the access is suitably designed to allow safe access and egress for all vehicles likely to access the development. The Applicant has stated within the Transport Statement that refuse vehicles will not be required to enter the site with refuse collection undertaken kerbside as they do in the existing circumstances.

The LHA continue to encourage the Applicant to consider undercover parking for cycles.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Access Arrangements drawing number 2025_0101_HGA_0627-01 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).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Residential Scheme, drawing number 04C &. Thereafter the onsite parking and turning provision shall be kept available for such uses 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).

3. 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 5 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).

4. 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).

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Informative

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. The proposed road layout does not conform to an acceptable standard for adoption and therefore it will not be considered for adoption and future maintenance by the Local Highway Authority. The Local Highway Authority will, however, serve Advance Payment Codes in respect of all plots served by (all) the private road(s) within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please note that the Highway Authority has standards for private roads which will need to be complied with to ensure that the Advanced Payment Code may be exempted and the monies returned. Failure to comply with these standards will mean that monies cannot be refunded. For further details please email road.adoptions@leics.gov.uk. Signs should be erected within the site at the access advising people that the road is a private road with no highway rights over it.

Date Received
5 May 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
26 May 2026