

**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: 26/00568/CONDIT

Highway Reference Number: 2026/0568/04/H

Application Address: Land South Of A5 Watling Street & West Of Petrol Filling Station Hinckley
Leicestershire LE10 3ED

Application Type: Variation of Condition (s73)

Description of Application: Variation of conditions 2, 3, 4, 5 and 6 of planning permission 23/00613/FUL. Amendments to access, reduction in the number of pump islands from 12 to 10, gated access to the gas connection facility and other modest scheme layout updates.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: C/O Agent

County Councillor: Hollycroft ED - Ann Pendlebury CC

Parish:

Road Classification: Class A

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to Variation of Conditions 2, 3, 4, 5 and 6.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on an application seeking the variation of conditions 2, 3, 4, 5 and 6 of planning permission 23/00613/FUL with amendments to access, reduction in the number of pump islands from 12 to 10, gated access to the gas connection facility and other modest scheme layout updates. The site is located at land south of A5 Watling Street and West of petrol filling station, Hinckley, Leicestershire LE10 3ED.

Application 23/00613/FUL sought planning permission for a Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, access, associated highway works and associated development.

Condition 2

For the avoidance of doubt, condition 2 has been replicated below:

'The development hereby permitted relates to the following approved plans only:

- *Site Location Plan 042-01-CNG-101 REV G, received on 01/03/24.*
- *Existing Site Plan 042-01-CNG-102 REV G, received on 01/03/24.*
- *Site Block Plan 042-01-CNG- 103 REV J, received on 01/03/24.*
- *Proposed Site Layout 042-01-CNG-104 REV J, received on 01/03/24.*
- *Proposed Site Elevations 042-01-CNG-105 REV E, received on 01/03/24.*
- *Site Lighting Plan 042-01-CNG0-106 REV I, received on 01/03/24.*
- *PROPOSED LEFT IN / RIGHT OUT ACCESS ON A5 WATLING STREET drawing number 22- 240- 007 Rev H, received on 01/03/24. 23/00613/FUL Page 2 of 6 PEFULZ*
- *Arboricultural Impact Assessment (March 2024, 87785.545092/22-1826), received on 12/03/24.*
- *Air Quality Assessment (Ref: 6333r1, 4th May 2023), received on 20/06/23.*
- *Construction Traffic Management Plan (May 2024), received on 17/05/24.*
- *Designers Response to Stage 1 Road Safety Audit - signed version, received on 21/05/24.*
- *Construction Environment Management Plan (March 2024, BEK-23005-2-RevB) received on 12/03/24.*
- *Ecological Impact Assessment (March 2024, 22-1826.01/87785.545091), received on 12/03/24.*
- *Flood Risk Assessment and Drainage Strategy (Issue 07, 08/03/24), received on 12/03/24.*
- *Sustainable Urban Drainage System, Management & Maintenance Plan (TC/M&M/P9298/23/02), received on 21/07/23.*
- *External Lighting Proposal (Issue 05, 11/03/24), received on 12/03/24.*
- *Proposed External Lighting Layout (with calculated illumination levels) LTG-001 REV P4, received on 12/03/24.*
- *Landscape and Visual Impact Appraisal (D333/V5/JF/March 2024), received on 12/03/24.*
- *Landscape Proposals (D333.L.001 REV D), received on 12/03/24.*
- *Noise Impact Assessment (Issue Date: 6 March 2024, EEC/EC19348-5), received on 12/03/24.*
- *Preliminary Risk Assessment (TC/PRA/P9299/22/01, Issue 01 REV D), received on 12/03/24.*
- *Site Investigation & Ground Assessment (Report Ref: BEK-23005-1 Rev D), received on 12/03/24.*
- *Planning Statement (June 2023), received on 20/06/23. - Planning Statement Addendum (01 March 2024), received on 01/03/24.*
- *Transport Statement (May 2023), received on 20/06/23.*
- *Transport Statement Addendum (March 2024 REV A), received on 01/03/24.*

Reason: To ensure the development accords with the approved details.'

Highways Comments:

The LHA has reviewed the submitted documents and the Applicant is proposing amendments to the access onto the A5 Watling Street and reducing the number of pump islands from 12 to 10 in addition to other layout updates.

The LHA has reviewed the plans and is satisfied with the amendments in relation to Leicestershire's network. National Highways should be able to comment further on matters regarding the access to the A5 Watling Street.

The external lighting was advised by National Highways and therefore the LHA has no comments to make.

Condition 3

For the avoidance of doubt, condition 3 has been replicated below:

'The approved details within the Construction Environment Management Plan (March 2024, BEK23005-2-RevB) received on 12/03/2024 shall be implemented throughout the course of the development.'

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'

Highways Comments:

The LHA is satisfied that contractors & site visitors will park on site adjacent to the compound and all materials will be unloaded strictly within the dedicated unload area. Further information on contractor parking is addressed within condition 4 below.

Condition 4

For the avoidance of doubt, condition 4 has been replicated below:

'Construction of the development hereby approved shall be undertaken in accordance with the approved Construction Traffic Management Plan, May 2024 prepared by Odyssey.'

Reason: To mitigate any adverse impact from the development on the A5 Trunk Road in accordance with DfT Circular 01/2022.'

Highways Comments:

The 'Proposed Construction Site Strategy (Final Construction Phase)' drawing number 22-240-106 Rev A demonstrates three temporary parking spaces for contractors and areas for waste, loading and storing areas, welfare facilities and wheel washing facilities. The LHA would like to remind the Applicant that wheel washing facilities should not be situated within 10m of the public highway to ensure wastewater does not run onto the public highway.

The Applicant has highlighted within the CEMP the sustainable transport method below:

3.5 Bus

3.5.1 The nearest bus stop to the site is the Nutts Lane bus stop, which is located on Coventry Road just east of the Coventry Road / Nutts Lane junction, approximately 1km or a 12-minute walk from the site. The stop is served by the 148 and 158 bus services.

3.5.2 The 148 bus service is operated by Stagecoach, and links Leicester to Coventry via Hinckley and Nuneaton. The 158 is operated by Arriva and also links Leicester, Hinckley and Nuneaton. The timetables of the two routes are co-ordinated as such that they operate at a typical 15-minute frequency in each direction.

3.6 Rail

3.6.1 The nearest railway station to the site is Hinckley railway station, which is located approximately 2.7km or a 10-minute cycle journey to the east of the site.

3.6.2 Hinckley railway station is served by CrossCountry which provides a typical off-peak service of two trains per hour to either Leicester or Birmingham New Street as well as one train per day each to Gloucester and Stansted Airport. Peak hour services include two trains per hour to Birmingham New Street, one train to Leicester and one to two trains to Cambridge.'

The LHA would like the Applicant to actively encourage contractors to use the above sustainable method of transport to avoid any impact on the highway.

Document 'Swept Path Analysis of an 18.55m HGV (Final Construction Phase)' drawing number 22-240-108 Rev A demonstrates the swept path of an 18.55 metre articulated vehicle safely manoeuvring within the site to enable the vehicle to enter and egress the site in a forward gear.

All matters relating to the access from the A5 Watling Street will be a matter for National Highways to comment on.

Condition 5

For the avoidance of doubt, condition 5 has been replicated below:

'No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PROPOSED LEFT IN / RIGHT OUT ACCESS ON A5 WATLING STREET drawing number 22-240-007 Rev H 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 (December 2023).'

Highways Comments:

The A5 Watling Street is managed by National Highways, therefore condition 5 will be a matter for National Highways to comment on.

Condition 6

For the avoidance of doubt, condition 6 has been replicated below:

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing titled "PROPOSED LEFT IN / RIGHT OUT ACCESS ON A5 WATLING STREET" (drawing number 22-240-007 Rev H dated 28 February 2024). 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 (December 2023).'

Highways Comments:

The LHA has reviewed the submitted drawings and is satisfied with the swept path demonstrated within the site and the site continues to comprise of four parking spaces. Drawing '*DMRB Review of Swept Path Analysis of Site Access off Watling Street - 16.5m ARTIC*', drawing number 22-240-123, Rev B demonstrates a 16.5 metre articulated vehicle safely manoeuvring within the site to enable the vehicle to enter and egress the site in a forward gear.

The LHA therefore have no objection to the variation of conditions 2, 3, 4, 5 and 6.

Date Received
2 July 2026

Case Officer
Emma Peacock

Reviewer
DH

Date issued
28 July 2026