

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/R2

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 and 26 May 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 – Revised feasibility, drawing number 20;
- Built Footprint Comparison, drawing number 10B;
- Built Footprint Comparison - Sheet 2, drawing number 11B;
- Street Scene and Cross Sections, drawing number 16A;
- Plot 1, floorplans & elevations, drawing number 06A;

- Plots 2 & 3 floorplans & elevations, drawing number 21;
- Plots 4 and 5, floorplans & elevations, drawing number 08E and
- Proposed Dormer Bungalow – Plot 6, drawing number 22.

Highway Comments

The LHA has reviewed the submitted documents and note the following amendments to the proposals:

- Plot 1 remains a four-bed detached dwelling with three parking spaces.
- Plot 2 was a four-bed detached dwelling with three parking spaces and has been amended to a three-bed semi-detached dwelling with two parking spaces.
- Plot 3 remains a three-bed semi-detached dwelling with two parking spaces.
- Plot 4 remains a three-bed semi-detached dwelling with two parking spaces.
- Plot 5 was a three-bed detached dwelling with two parking spaces and is now a three-bed semi-detached dwelling with two parking spaces.
- Plot 6 remains a three-bed detached dwelling with two parking spaces.

No amendments to the access are proposed but the internal layout has been revised to accommodate the amended locations of the dwellings.

The LHA is satisfied with the proposed amendments and that parking provision is in accordance with [Table 28](#) and [Figure 44](#) of the LHDG. The LHA is also satisfied that a Fire Tender can manoeuvre within the site.

The Applicant should ensure that the bin collection point at the site access does not interfere with visibility splays.

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 – Revised feasibility, drawing number 20. 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
30 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
13 July 2026