

**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: 25/00101/DISCON

Highway Reference Number: 2025/0101/04/HDis5,32,42,44/R1

Application Address: Neovia Logistics Services (UK) Ltd Peckleton Lane Desford Leicester
Leicestershire LE9 9JU

Application Type: Discharge of Condition

Description of Application: Re-consultation. Application to fully discharge conditions 8 (WW2 Heritage Board Details) and 32 (Planting Plan for closed access), Condition 5 (Occupation of Floor Space) and 42 (Travel Plan) for Unit 1 only, and Condition 44 (Travel Packs) for Units 1 and 2 attached to planning permission 21/00619/FUL

GENERAL DETAILS

Planning Case Officer: Lesley Keal

Applicant: c/o agent

County Councillor: Cllr Peter Bedford

Parish: Peckleton

Road Classification: Class C

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 the discharge of conditions 5 (Occupation of Floor Space), 32 (Planting Plan for closed access), 42 (Travel Plan) for Unit 1 only, and 44 (Travel Packs) for Units 1 and 2 attached to planning permission 21/00619/FUL.

No comments

Condition 8 (WW2 Heritage Board Details) was not advised by the Local Highway Authority (LHA) who therefore have no comments to make on these details.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley and Bosworth Borough Council (HBBC), on the above discharge of conditions application.

This application is to discharge conditions 5 (Occupation of Floor Space), 8 (WW2 Heritage Board Details), 32 (Planting Plan for closed access), 42 (Travel Plan) for Unit 1 only and 44 (Travel Packs) for Units 1 and 2 attached to planning permission 21/00619/FUL.

The approved application 21/00619/FUL was for the demolition of the existing buildings and structures, erection of buildings for B2/B8 use with ancillary offices and welfare floorspace, gatehouse, service yards, parking and circulation routes, together with revised access from Peckleton Lane, associated hardstanding, landscaping, diversion of bridleway R119 and ancillary works (resubmission of 20/01009/FUL).

The LHA previously responded to the LPA objecting to the discharge of conditions 5 (Occupation of Floor Space), 32 (Planting Plan for closed access), 42 (Travel Plan) for Unit 1 only and 44 (Travel Packs) for Units 1 and 2 attached to planning permission 21/00619/FUL on 7 March 2025.

In response to the LHAs previous observations the Applicant has provided the following further information:

- Email to the LPA on 26 March 2025 with attachments; and
- Revised Travel Plan.

Condition 5 - (Occupation of Floorspace - Unit 1)

For ease of reference and for the avoidance of doubt, condition 5 attached to permission 21/00619/FUL is repeated below:

'Prior to occupation of each hereby approved building a plan shall be submitted to and approved in writing by the Council providing confirmation of the amount of floor space provided for B8 and B2 use within that building. The use of the building shall thereafter accord with the approved details.'

Reason: To ensure adequate access and parking arrangements are provided on site in the interests of highway safety and in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).'

Highways Comments:

Whilst the condition states a plan should be provided confirming the amount of floor space for B8 and B2 use, the Applicant has confirmed via an email dated 6 October 2023 and provided to the LPA that unit 1 will be 100% B8 usage. As such, the LHA are satisfied condition 5 attached to 21/00619/FUL can be discharged.

Condition 32 - (Access)

For ease of reference and for the avoidance of doubt, condition 32 attached to permission 21/00619/FUL is repeated below:

'Within one month of the new vehicular access hereby permitted first being brought into use any existing vehicular accesses on Peckleton Lane that have become redundant as a result of this proposal shall be permanently closed and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.'

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2019).'

Highways Comments:

The Applicant previously submitted drawing 'Planting Plan (Sheet 3 of 6)' (drawing number 3565 Rev F) in support of the discharge of condition 32. This was the same plan as previously submitted with no further details.

The LHA can confirm again confirm that a Section 278 agreement has been agreed with the LHA and the works appear to have been undertaken.

As such, the LHA would not object to the discharge of condition 32 attached to 21/00619/FUL.

Condition 42 (Travel Plan - Unit 1)

For ease of reference and for the avoidance of doubt, condition 42 attached to permission 21/00619/FUL is repeated below:

'No individual unit hereby permitted shall be first brought in to use until a framework Travel Plan, which sets out actions and measures with quantifiable outputs and outcome targets (including the offer of a six-month bus pass for all employees) for that unit has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.'

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2019).'

Highways Comments:

The LHA have reviewed the amended Travel Plan and make the following comments.

It is again noted that the closest served bus stops to the site entrance are approximately 900m away and served by Arriva 153 which operates on an hourly frequency connecting to Market Bosworth and Leicester, this is above the desired minimum walking distance. However, there is a unilateral undertaking which requires a bus stop contribution. The LHA are also aware that there are ongoing conversations between Leicestershire County Council (LCC), the LPA and the Applicant. Because this provision is contained within a legal agreement in the form of the unilateral undertaking, the LHA are satisfied this matter should not be a reason to prevent the discharge of the condition.

The LHA are satisfied all other matters have been addressed. Therefore, the LHA would not object to the discharge of condition 42 attached to 21/00619/FUL.

Condition 44 (Travel Packs - Unit 1 and 2)

For ease of reference and for the avoidance of doubt, condition 44 attached to permission 21/00619/FUL is repeated below:

'Prior to any building hereby permitted, first being brought in to use a Travel Pack informing employees what sustainable travel choices are in the surrounding area shall be submitted to and approved in writing by the Council. The agreed Travel Packs shall then be supplied to all employees within 1 month of the first use of that building.'

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of Sustainable modes of transport in accordance with the National Planning Policy Framework (2019).'

Highways Comments:

Again, it is noted that the closest served bus stops to the site entrance are approximately 900m away and served by Arriva 153 which operates on an hourly frequency connecting to Market Bosworth and Leicester. However, whilst this is above the desired minimum walking distance, this matter has been addressed above.

It is suggested that the occupier of this unit considers providing free 6-month bus passes for employees to encourage travel by public transport.

The LHA would not object to the discharge of condition 44 attached to 21/00619/FUL for both units one and two.

Date Received
6 March 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
9 April 2025