



## National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

From: Andy Jinks (Regional Director)  
Operations Directorate  
Midlands Region  
National Highways  
[PlanningM@nationalhighways.co.uk](mailto:PlanningM@nationalhighways.co.uk)

To: Hinckley and Bosworth Borough Council (FAO  
[planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)

CC: [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@nationalhighways.co.uk](mailto:spatialplanning@nationalhighways.co.uk)

**Council's Reference:** 23/01023/HYB

**Location:** Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

**Proposal:** Construction of motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)

**National Highways Ref:** NH/23/03535

Referring to the consultation on a planning application dated 6 November 2023 referenced above, in the vicinity of the A5 and M69 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~

- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);
- d) ~~recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.<sup>1</sup>

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk) and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to [PlanningM@nationalhighways.co.uk](mailto:PlanningM@nationalhighways.co.uk).

**Signature:**



**Date: 27 November 2023**

**Name:** Babatunde Adekoya-Serrano

**Position:** Assistant Spatial Planner

**National Highways**  
**199 Wharfside Street,**  
**Birmingham, B1 1RN**

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

## **Annex A**     **National Highways' assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

### **Development Proposal**

Construction of motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)

### **Application History**

The applicant previously entered into pre-application consultation with National Highways on 20 April 2023 and had further correspondence 3 May 2023.

### **Consultation Response and Reasoning**

National Highways recommends that planning permission not be granted for a period of one month. The proposed development will border and have a direct access to the Strategic Road Network, understanding the full impact of the development on National Highways ability to safely and efficiently operate and maintain the Strategic Road Network is our key consideration. National Highways is currently undertaking the following reviews.

### **Transport and Traffic Impact**

We have received the Transport Assessment and Travel Plan and National Highways is currently in the process of interpreting the information provided to ensure this is in accordance with the NPPF and Department for Transport Circular 01/22.

### **Access Design**

National Highways acknowledges receipt of the proposed access design, and further to the review of the transport and traffic impact will provide comments on the suitability of the proposed access. All access design is required in compliance the current DMRB standards and should be supported by a WCHAR and a Stage 1 RSA.

## **Boundary Issues**

National Highways is consulting with our asset leads to determine the impact of the development and its proposed boundary treatments on the SRN in line the submitted documentation.

## **Lighting**

Our lighting asset leads are currently reviewing the applicants External Lighting Impact Assessment to ensure it is compliant with the relevant standards and that there is no adverse impact upon users of the SRN.

## **Environmental Impacts**

Our environmental team are assessing documentation submitted in support of the application.

We look forward to any further correspondence and working collaboratively.

**Considering the above, National Highways recommends that planning permission not be granted for a further period of one month, from the date of this notice, to allow National Highways sufficient time to review the supporting information.**

## **Standing advice to the local planning authority**

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.