



National Highways Planning Response (NHPR 25-01) Formal Recommendation to an Application for Planning Permission

From: Kamaljit Khokhar (Head of Planning & Development)
Operations Directorate
Midlands Region
National Highways
PlanningM@nationalhighways.co.uk

To: **Hinckley and Bosworth Borough Council** (FAO Christopher Brown)
planning@hinckley-bosworth.gov.uk

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: 26/00304/CONDIT

Location: Land South of the A5 Padge Hall Farm, Hinckley, Leicestershire.

Proposal: Application to vary conditions 10,12,13,14,15 of planning permission 21/01191/HYB. Amendments the phasing of highway works.

National Highways Ref: NH/26/15925

Referring to the consultation on a planning application dated 31st March 2026, referenced above, in the vicinity of A5 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is as follows:

- a) ~~**No Objection:** see reasons at Annex A.~~
- b) ~~**Conditional Approval:** National Highways recommends that planning conditions and/or obligations as set out in Annex A be attached to any planning permission that may be granted.~~
- c) **Deferral:** National Highways is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in Annex A.
- d) ~~**Refusal:** recommend that the application be refused for the reasons set out in Annex A.~~

Highways Act 1980 Section 175B is not relevant to this application.¹

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 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.

This response and all comments outlined herein are made in respect of planning matters only in National Highways' position as a statutory planning consultee, and does not confer any proprietary rights nor amount to the giving or refusal of consent, assent, approval, or awareness of or by National Highways in or of any other aspects or matters (including, but not limited to, the use of property belonging to National Highways). If anyone wishes for National Highways to consider any aspects which do not relate to planning submissions, they should call our contact centre on 0300 123 5000.

Signature:	Date: 1 May 2026
Name: Ijas Muhammed	Position: Assistant Spatial Planner
National Highways Three Snowhill, Snow Hill Queensway, Birmingham, B4 6GA Thomas.Hewitt@nationalhighways.co.uk	

¹ 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.

Deferral

Thank you for submitting the Technical Note, dated March 2026, to National Highways for review. This has been provided in support of a consented employment development at land south of the A5, Padge Hall Farm, Hinckley.

Our primary interest in this application is in relation to the A5, which is part of the Strategic Road Network (SRN) in the area. The nearest point of impact from the development on the SRN is the A5 Dodwells Roundabout, which is adjacent to the proposed site.

National Highways notes that an outline planning application for the wider employment development at land south of the A5, Padge Hall Farm was submitted in September 2021, and was consented by Hinckley and Bosworth Borough Council in December 2023.

Following our review, we have set out our comments below.

Trip Generation

National Highways notes that the consultant uses previously agreed B8 use trip rates and reports the agreed trip generation for the wider development from the Transport Assessment, dated September 2021. This was used to support the outline planning applications for the wider development at land south of the A5, Hinckley (reference: 21/01191/HYB). National Highways is content that this trip generation is robust. However, the gross floor area of Unit 1 should be provided for our review.

Current Tesco site

Details of the current Tesco site, including floor area and trip generation, should be provided for our review.

Condition 10

Based on our review of the details, National Highways is not currently satisfied that the site can be occupied before implementing the scheme of works at the A5 Dodwells roundabout without severely impacting the safety and operation of the SRN.

National Highways recommends that alongside the updated trip generation, a trip distribution for Unit 1 should be provided for our review. Depending on the trip distribution provided, detailed junction modelling may be required.

Condition 12

National Highways is content that the pedestrian footway along the northern side of the A5 can be implemented after the occupation of Unit 1 without severely impacting the safety and operation of the SRN.

Condition 13

National Highways requires further information to confirm that the change in condition 13 will not severely impact the safety and operation of the SRN. Information provided should include an updated trip distribution for Unit 1 and confirmation from Network Rail that they are content with this change in conditions.

Condition 14 (Rugby Condition 24)

National Highways is content that pedestrian and cycling access can be implemented after the occupation of Unit 1 without severely impacting the safety and operation of the SRN.

Condition 15

National Highways is content that wayfinding strategy can be implemented after the occupation of Unit 1 without severely impacting the safety and operation of the SRN.

It is recommended that the application should not be approved for a period of three months from the date of this response. This will allow sufficient time for the applicant to provide further information and for National Highways to review and respond to the information provided.

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 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up as part of a vision-led approach.

Moreover, the carbon reduction hierarchy (avoid-switch-improve) as set out in clause 4.3 of PAS2080:2023 promotes approaches and measures to minimise resource consumption and thereby reduce carbon emissions.

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.