

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: 25/00718/FUL

Highway Reference Number: 2025/0718/04/H/R2

Application Address: Land Adj 52 Main Street Peckleton Leicester Leicestershire LE9 7RE

Application Type: Full

Description of Application: Re-consultation. New gateway and access

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Christopher Whitby

County Councillor: Mallory ED - Mark Bools CC

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:

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), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks a:

'New gateway and access.'

The proposals are on land adjacent to 52 Main Street, Peckleton, Leicestershire, LE9 7RE.

The LHA previously responded to the LPA on 19 September 2025 and 6 October 2025 seeking clarification around the access arrangements.

In response to the LHAs observations the Applicant has provided the following documents for consideration:

- Amended Red Line Plan;
- Gate Plan, published to the LPA website on 11 November 2025; and

- Covering Letter dated 17 December 2025.

Proposals

The Applicant has provided the drawing titled 'Gate Plan', published to the LPA website on 11 November 2025 which accords with the standard drawing 'Agricultural Field Access – Details', drawing number D/1100/09 in terms of dimensions.

The drawing titled 'Gate Plan', published to the LPA website on 11 November 2025 also demonstrates hard surfacing for the first two metres behind the carriageway, this is not acceptable to the LHA as it is required to be hard surfaced for 11m behind the carriageway for Agricultural accesses. However, given the LHA have accepted a 9m gate set-back distance to tie in with the adjacent access, 9m of hard surfacing would be acceptable in these site-specific circumstances. This can be secured via condition.

For the reasons set out above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. The access arrangements as shown on Gate Plan, published to the LPA website on 11 November 2025 shall be completed in full. Once implemented, the access shall be maintained in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may do so in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. Notwithstanding the submitted plans, the access drive shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 9 metres behind the carriageway boundary within one month of the access being brought into use. Once provided, it 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.

Date Received
18 December 2025

Case Officer
Neal Chantrill

Reviewer
GG

Date issued
02 January 2026