**From:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Sent:** 03 March 2026 11:39:50 UTC+00:00
**To:** "Sullevan Archer" <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Cc:** "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
**Subject:** RE: 25/00393/REM: Locke Farm, Hunts Lane, Desford
**Categories:** Yasmin

Hi Sulley/ Planning folder as I'm aware Sulley may now be on leave!

Further to our conversation yesterday I've checked with adoptions colleagues and can advise there would be some additional points for the Applicant to consider regarding the farm access on to the spine road as follows:

- We require the access off Hunts Lane to be properly tracked for a vehicle that would then manoeuvre into the PRoW (such as a tractor with trailer, in both directions of Hunts Lane). Essentially, we want to ensure that the tracking shows that a tractor with trailer can pull from Hunt's Lane into the site and is able to wait on the main spine road (in case the PRoW is obstructed with oncoming vehicles etc) without blocking Hunt's Lane itself.
- The main site access and carriageway must be wide enough to accommodate the type of vehicles/frequency of use to access the farm. In terms of geometry, a wider carriageway would potentially be required, subject to the review of the tracking info provided.
- Standard agricultural access design is required off the main spine road, with typical industrial hard surfacing for material and depth specification (at S38 design stage for the specs).

Kind regards,
**Ben Dutton**
Transport Planner
Highway Development Management
Leicestershire County Council
E-mail: ben.dutton@leics.gov.uk
Tel: 0116 305 8258
*Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter*

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**From:** Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Sent:** 02 March 2026 14:45
**To:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Subject:** Re: 25/00393/REM: Locke Farm, Hunts Lane, Desford

Hi Ben,

No worries, thanks for letting me know and thanks for your help with this ☺

Cheers!

Sulley

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**From:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Sent:** 02 March 2026 2:29 PM
**To:** Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Subject:** RE: 25/00393/REM: Locke Farm, Hunts Lane, Desford

Afternoon Sulley,

Apologies I don't think I'll get an answer to you on this today as my colleague is going to look in to it more detail her side.

I'll send something over confirming thoughts as soon as possible and include your generic planning e-mail on my response.

Hope you have a good time in Vegas!

**Ben Dutton**
Transport Planner
Highway Development Management
Leicestershire County Council
E-mail: ben.dutton@leics.gov.uk
Tel: 0116 305 8258
*Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter*

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**From:** Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Sent:** 02 March 2026 09:05
**To:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Subject:** Re: 25/00393/REM: Locke Farm, Hunts Lane, Desford

Hi Ben,

No worries, thanks for getting back to me! I have a meeting with Tim at 2 - 3 PM but otherwise I'm free all day!

Many thanks,

Sulley

**Sullevan Archer**

Senior Planning Officer (MRTPI)

**Tel**: 01455 255 761

**Email**: Sullevan.Archer@hinckley-bosworth.gov.uk

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**Web:** www.hinckley-bosworth.gov.uk
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**From:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Sent:** 27 February 2026 11:51 AM
**To:** Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Subject:** RE: 25/00393/REM: Locke Farm, Hunts Lane, Desford

Hi Sulley,

Apologies its been a busy week and im on leave this afternoon! I'll give you a call on Monday regarding this.

Kind regards,

**Ben Dutton**
Transport Planner
Highway Development Management
Leicestershire County Council
E-mail: ben.dutton@leics.gov.uk
Tel: 0116 305 8258
*Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter*

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**From:** Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>
**Sent:** 25 February 2026 13:14

**To:** Ben T Dutton <Ben.Dutton@leics.gov.uk>
**Subject:** 25/00393/REM: Locke Farm, Hunts Lane, Desford

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Hi Ben,

I hope you're well.

I just tried to ring you about the above but I couldn't get through. Can I please have some further advice from you in relation to the layout of this scheme?

I have received some concerns from members of the public, and from Andrew Poole, about the the vehicular access to Footpath R95, which is used for both a private right of way and a Public Footpath, from the primary street and its proximity to the site's access from Hunts Lane. Andrew has also advised that the PRoW would need to be constructed in accordance with Table 13 of the LHDG for an access for 6 to 25 dwellings. Would you have any further comments on the above and the highway safety of this access onto R95? Happy to chat this through over the phone in the first instance if that's helpful.

Thanks as always for your help with this!

Sulley

**Sullevan Archer**

Senior Planning Officer (MRTPI)

**Tel**: 01455 255 761

**Email**: Sullevan.Archer@hinckley-bosworth.gov.uk

**Web:** www.hinckley-bosworth.gov.uk
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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