

**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: 25/00500/OUT

Highway Reference Number: 2025/0500/04/H

Application Address: The Bungalow Peckleton Road Kirkby Mallory Leicester Leicestershire LE9 7QH

Application Type: Outline (with access)

Description of Application: Outline planning permission for residential development for 2 self-build dwellings (All matters reserved except for access)

---

**GENERAL DETAILS**

Planning Case Officer: Matt Jedruch

Applicant: Mr Mark Moore

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) have been consulted on an application for the '*Outline planning permission for residential development for 2 self-build dwellings (All matters reserved except for access)*' on The Bungalow Peckleton Road Kirkby Mallory Leicester Leicestershire LE9 7QH.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Application form
- Site location plan (Plan reference number: TQRQM25136164111581)
- Location plan (Planning portal reference: PP-14025849v1)
- Site location (Title number: LT355926)

## **Site Access**

The development site is located on Peckleton Road which is an adopted, classified C road subject to a 30mph speed limit. Approximately 31m to the southwest of the site, Peckleton Road alters to the National Speed Limit (NSL).

The LHA have reviewed the above documents provided and are of the assumption that the access to the proposed development will be via the existing access that serves the host property. No access details have been demonstrated on any of the submitted drawings and the Applicant has indicated on the application form, that there will be no '*new or altered vehicular access proposed to or from the public highway*'

A single shared access serving two to five dwellings should have a minimum effect width of 4.25m for a distance of 5m from the highway boundary and comprise a minimum drop crossing of six dropped kerbs, measuring 5.5m in accordance with Table 13 of the Leicestershire Highway Design Guide (LHDG) available at: <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/developments-served-private-drives-and-areas>.

The access drive would need to be hard bound (not loose aggregate) for a minimum of 5m from the highway boundary and drainage would need to be provided to prevent surface water from flowing into the highway, should the site drain towards the highway.

Given that the proposals seek to intensify the site access, vehicular visibility splays should be demonstrated at the proposed access point in accordance with Table 6 of the LHDG, based upon recorded 85th percentile speeds in both the horizontal and vertical plane. Splays should be demonstrated as per Figure 7 of the LHDG. Visibility splays should be free from obstructions above 0.6m from ground level and should not encompass third party land. The LHA also note that pedestrian visibility has not been demonstrated on the drawings submitted and would advise for this to be included on any revised plans to accord with Figure DG17 of Part 3 of the LHDG.

The Applicant is therefore requested to undertake a speed survey to obtain 85<sup>th</sup> percentile speeds of passing vehicles in the vicinity of the site access. The Applicant can contact the LHA's Network Data & Intelligence team ([ndi@leics.gov.uk](mailto:ndi@leics.gov.uk)) to enquire whether the LHA hold any relevant speed survey data for purchase which is less than three years old. The team would also be able to provide a quotation to undertake a speed survey on behalf of the Applicant. The Applicant should note that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained through contacting [ndi@leics.gov.uk](mailto:ndi@leics.gov.uk).

In light of the above, the Applicant is therefore requested to submitted revised information and demonstrate the proposed access on a revised scaled drawing for review by the LHA.

## **Highway Safety**

There have been no Personal Injury Collisions (PICs) recorded along the entire length of Peckleton Road.

However, the acceptability of the proposals would be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

**Internal Layout**

The internal layout of the development is not for consideration at this stage and therefore this has not been studied in detail.

**Date Received**  
**29 May 2025**

**Case Officer**  
**Ania Mokrani**

**Reviewer**  
**GG**

**Date issued**  
**13 June 2025**