

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/01125/FUL

Highway Reference Number: 2025/1125/04/H

Application Address: Field Maple House 34 Lindridge Lane Desford Leicester Leicestershire LE9 9GN

Application Type: Full

Description of Application: Erection of four detached residential dwellings with associated garaging on land to the rear of 34 Lindridge Lane, Desford, Leicester

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**GENERAL DETAILS**

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: C/O Agent

County Councillor: Markfield, Desford & Thornton ED - Charles Whitford CC

Parish: Desford

Road Classification: Class C

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**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 consulted by the Local planning Authority (LPA) on a planning application for the erection of four detached residential dwellings with associated garaging on land to the rear of 34 Lindridge Lane, Desford, Leicester.

The relevant site history is listed below:

- Ref. No: 21/00658/FUL - Erection of one dwelling with detached single garage and associated landscaping. In addition, the demolition of No. 34 Lindridge Lane's attached garage & replace with detached triple garage.  
The LHA advised approval on 14 June 2021. The LPA granted planning permission on 16 November 2021.

- Ref. No: 21/01449/FUL - Erection of one dwelling; demolition of existing garage serving number 34 Lindridge Lane and replaced with detached triple garage.  
The LHA advised approval on 20 January 2022. The LPA granted planning permission on 12 May 2022.
- Ref. No: 23/01020/OUT - Outline application for the construction of up to 5 dwellinghouses (some matters reserved except for access).  
The LHA requested further information from the Applicant on 20 November 2023. The LPA refused planning permission on the grounds that the Application failed to demonstrate a safe and suitable access and failed to demonstrate the development would not adversely impact the habitat of protected species.

The LHA has reviewed the following submitted documents as part of this response:

- Application Form;
- Location Plan, drawing number 25.330.OS2\_1:1250;
- Illustrative Site Section, drawing number 25.330.SS C;
- Block Plan, drawing number 25.330.BPP02;
- Planning and Design and Access Statement dated November 2025;
- Planning Drawing – Sheet 1 of 6 – Site Layout, drawing number 25.330.01;
- Planning Drawing – Sheet 2 of 6 – Site Layout, drawing number 25.330.02;
- Amended Planning Drawing – Sheet 3 of 6 – UNIT A, drawing number 25.330.03;
- Planning Drawing – Sheet 4 of 6 – UNIT B, drawing number 25.330.04;
- Planning Drawing – Sheet 5 of 6 – UNIT C, drawing number 25.330.05;
- Planning Drawing – Sheet 6 of 6 – UNIT D, drawing number 25.330.06;
- Proposed Levels, drawing number 25808-GMB-XX-XX-DR-C-011, Rev P02;
- Horizontal Align & Setting Out, drawing number 25808-GMB-XX-XX-DR-C-0130, Rev P01;
- Longitudinal Sections, drawing number 25808-GMB-XX-XX-DR-C-0131, Rev P01; and
- Vehicle Tracking, drawing number 25808-GMB-XX-XX-DR-C-0190, Rev P01.

Note – The LHA have included hyperlinks to relevant sections of the [Leicestershire Highway Design Guide](#) (LHDG) within this report. These are identified in bold, underlined and in blue text.

### **Site Access**

Lindridge Lane is an adopted, classified C road subject to the national speed limit. Approximately 100 metres to the south of the proposed access Lindridge Lane becomes subject to a 30mph speed limit as the lane enters the village of Desford.

Having reviewed the Planning and Design and Access Statement and drawings submitted, the Applicant is proposing to utilise the approved access from planning application 23/00445/OUT 'Outline Application for proposed erection of 4 dwellinghouses with associated garages (All matters reserved except for access)'.

This would lead to eight dwellings in total utilising the approved access. However, the LHA are satisfied that the access approved under 23/00445/OUT is suitably designed to cater for the scale

of the proposed development in terms of effective access width in accordance with [Table 13](#) of the LHDG.

As stated in the LHA's response to planning application 23/00445/OUT, Ardent Consulting Engineers drawing No. 2202690-001 demonstrated a vehicular visibility splay of 75 metres from a setback distance of 2.4 metres to the south and 84 metres from a setback distance of 2.4 metres to the north.

It is noted the above visibility splays have been informed by a speed survey undertaken on 19 May 2022 by Ardent Consulting Engineers which recorded a northbound 85th percentile speed of 37.7mph and a southbound 85th percentile speed of 40.7mph. The LHA accepted the proposed vehicular visibility splays on planning application 23/00445/OUT, therefore no further access details are required.

### **Highway Safety**

There has been one reported Personal Injury Collision within 500 metres in all directions of the site access in the previous five years. This was recorded as being 'serious' in severity and occurred approximately 120 metres north of the proposed access. While the PIC is regrettable, the LHA is satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

### **Trip Generation**

The LHA are satisfied that it is unlikely that the increase in trip generation would have a material impact on the existing highway network during the weekday network peak hours.

### **Internal Layout**

Note - The LHA notes the proposals have not been designed to adoptable standards, and due to the scale of the proposed development the site will remain private. Further information regarding the LHA Adoption Policy can be found in Policy 5 highway adoption of the Leicestershire Highway Design Guide (LHDG): <https://www.leicestershirehighwaydesignguide.uk/approvals-road-adoptions-and-commuted-sums/highway-adoption-policy>.

It is not clear if the Applicant wishes the internal roads to be put forward for adoption. If the internal layout of the site is likely to be put forward for adoption, the LHA would expect the internal road network within the proposed development and the approved development through which it is accessed to be fully designed in accordance with Policy 5 of the LHDG.

The Applicant is proposing four, four-bed dwellings. Dwellings A and D have two parking spaces plus a double garage respectively. Dwellings B and C have two parking spaces plus a double integrated garage respectively. The LHA has reviewed the planning drawings and find the parking spaces and double garage internal dimensions accord with [Table 28](#) of the LHDG and are designed in accordance with [Figure 44](#) of the LHDG.

The submitted Planning Drawing - Sheet 2 of 6 - Site Layout, drawing number 25.330.02 demonstrates that the internal roads will measure 5m and include a turning area for service vehicles.

The LHA has reviewed the Vehicle Tracking, drawing number 25808-GMB-XX-XX-DR-C-0190, Rev P01 and is satisfied that the longest anticipated vehicle to access the site (Pheonix 2-23W with Elite 2 6x4 chassis, 10.595m in length) is able to safely manoeuvre within the site.

### **Transport Sustainability**

The site is located approximately 750m from the centre of Desford village which has access to multiple shops and services, educational facilities and recreational facilities. The site is within 800 metres of bus stops with the Arriva 153 bus service running hourly between Market Bosworth and Leicester.

Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Ardent Consulting Engineers drawing No. 2202690-001 approved under 23/00445/OUT have been implemented in full.

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

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 84 metres by 2.4 metres to the north and 75 metres by 2.4 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Planning Drawing - Sheet 2 of 6 - Site Layout, drawing number 25.330.02. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to

enable vehicles to enter and leave the site in a forward direction) 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**  
**4 December 2025**

**Case Officer**  
**Emma Peacock**

**Reviewer**  
**BD**

**Date issued**  
**19 December 2025**