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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00921/FUL
Highway Reference Number: 2026/0921/04/H
Application Address: Glebe Farm Sheepy Lane Orton On The Hill Leicestershire
Application Type: Full
Description of Application: Creation of a new access

GENERAL DETAILS

Planning Case Officer: Sullevan Archer
Applicant: C/O Agent
County Councillor: Market Bosworth ED - Joshua Melen CC
Parish: Twycross
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 Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by the Local Planning Authority (LPA) on application 26/00921/FUL for the creation of a new access at Glebe Farm, Sheepy Lane, Orton On The Hill.

The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals

- Planning Application Form submitted to the LPA 13 October 2026; and
- Housemartin Designs, ‘Proposed Site Plan,’ drawing no. HMD/PD/0605/01 B.

Site Access

The Applicant is proposing the creation of a new access to facilitate the reduction of agricultural/ residential conflict at the current access for Glebe farm which is located approximately 150m southeast of the proposals. The new and existing accesses are located on Sheepy Lane, an adopted classified 'C' road subject to the national speed limit.

Whilst the Applicant has provided a drawing of the proposed site plan, it does not provide detail regarding intended measurements of the proposed access. As such, the LHA will seek to secure the access design in accordance with the Leicestershire County Council (LCC), 'Standard Drawing - Agricultural Field Access'- drawing SD/1100/09, via a planning condition.

The drawing can be found at:
https://www.leicestershirehighwaydesignguide.uk/sites/lcchighwaydesign/files/2024-11/sd-1100-09-agricultural-fields-access-details.pdf

The Applicant should note that any proposed gates should be set back a minimum of 11m from the carriageway to ensure vehicles stand clear of the highway when accessing and egressing the site. This area should be hard surfaced to ensure mud/debris is not deposited onto a public highway.

The LHA conducted a site visit on 6 November 2026 and observed a substantial ditch fronts the proposed access. The Applicant should note that where an open watercourse or ditch is in close proximity to the footprint of any works, or directly affected by the proposals, the design will be required to reflect the requirements of Part 3 of LCC's Ordinary Watercourse Regulation and Culvert Policy. Further information is available at https://democracy.leics.gov.uk/documents/s176638/07.%20Appendix%20F%20%20%20Ordinary%20Watercourse%20Regulation%20and%20Culvert%20Policy.pdf.

The proposals show that the Applicant will need to remove a section of grassed highway verge to create the proposed access. Whilst this may be acceptable there may be statutory undertaker apparatus located within the verge fronting the site, the Applicant will need to undertake surveys and potentially works to relocate these services. Any additional cost that arises as a result of this would be entirely at the Applicant's expense.

The Applicant has not provided detailed vehicular visibility splay drawings. However, the LHA has undertaken its own assessment and is satisfied that visibility splays of 2.4m x 215m can be achieved in both directions at the site access. It is also noted a splay length exceeding 215m can be achieved to the northwest. Visibility splays of this extent are appropriate for measured 85th percentile speeds of up to 62mph, and the LHA considers it unlikely that actual measured 85th percentile vehicle speeds would exceed this. While some hedgerow and vegetation removal to the south-east of the access, within land under the Applicant's control, will be required, the visibility splays would be contained entirely within the public highway. As stated below, there are no exiting highway safety concerns in the vicinity of either the existing or proposed access. It is also noted agricultural movements will transfer to the new access which may provide more extensive visibility than the existing access.

Therefore, the LHA is satisfied that visibility splays can be provided in accordance with Table 6 of the Leicestershire Highway Design Guide and the LHA shall seek to secure these via a planning condition.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years (whereby data is available up to September 2026) and there have been no recorded collisions within 500m in either direction of the site. Therefore, the LHA has no pre-existing highway safety concerns at this location

Conditions

1. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 11 metres of the highway boundary.

   REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2026).

2. No part of the development hereby permitted shall become operational until such time as the access arrangements shown in the 'Standard Drawing - Agricultural Field Access', drawing SD/1100/09 have been implemented in full.

   REASON: To ensure that vehicles entering and leaving the site will do so in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2026).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 11 metres behind the highway boundary and, once provided, 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 (2026).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 215 metres 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 (2026).

Informatives

1. Where an open watercourse or ditch is in close proximity to the footprint of any works, or directly affected by the proposals, the design will be required to reflect the requirements of Part 3 of Leicestershire County Council's Ordinary Watercourse Regulation and Culvert Policy. Further information is available at https://www.leicestershire.gov.uk/sites/default/files/2024-02/Leicestershire-Ordinary-Watercourse-Regulation-and-Culvert-Policy.pdf.

2. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the LHDG.

Date Received	Case Officer	Reviewer	Date issued
27 October 2026	**Joe Walker**	**SH**	**12 November 2026**