

**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: 26/00629/CONDIT

Highway Reference Number: 2026/0629/04/H

Application Address: Ashfield Farm Kirkby Road Desford Leicester Leicestershire

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 1, 2, 3, 9, 12 of planning permission 24/00709/REM. Amendments to site layout including relocation of pond and substitution of house types.

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Rahul Kainth

County Councillor: Mallory ED - Mark Bools CC

Parish: Peckleton

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to the variation of conditions 1 (Approved Plans) and 3 (Parking and Turning) attached to 24/00709/REM.

No comments

Conditions 2 (Constraints and Opportunities Plan) and 9 (Landscaping) were not advised by the Local Highway Authority who therefore have no comments to make on these details.

Other response

Whilst condition 12 (Fire Tender & Refuse Vehicle turning) attached to 24/00709/REM was not requested by the Local Highway Authority, given this applies to the highway please see the comments below.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 26/00629/CONDIT for the variation of conditions 1, 2, 3, 9 and 12 of planning permission 24/00709/REM.

24/00709/REM sought the approval of Reserved Matters (relating to Appearance, Landscaping, Layout and Scale for the erection of 120 dwellings and associated works.) attached to planning permission 22/01227/OUT (APP/K2420/W/23/3320601) including discharge of conditions 5 (Ecological Constraints and Opportunities), 6 (Biodiversity details), 9 (Surface Water Scheme) and 11 (Site/Ground Investigation) of planning permission 22/01227/OUT. The Local Planning Authority (LPA) approved the scheme on 9 October 2025

Condition 1

Condition 1 has been replicated below for clarity.

'The development hereby permitted shall not be carried out otherwise than in accordance with the submitted application details as follows:

- *Site Location Plan P01 1089 xxxx 400 received 2 August 2024*
- *Planning Layout P05 1089 100 received 15 July 2025*
- *Highways Layout P03 xxxx 101 received 10 June 2025*
- *Swept Path Analysis Refuse Vehicle 1089 ENG 1251B received 15 July 2025*
- *Materials and Boundary Treatment Layout P04 xxxx 200 received 15 July 2025*
- *Open Space Plan P04 xxxx 170 received 20 June 2024*
- *Soft landscaping proposals GL2335 LP 01 Rev D received 15 July 2025*
- *Soft landscaping proposals GL2335 LP 02 Rev D received 15 July 2025*
- *Soft landscaping proposals GL2335 LP 03 Rev D received 15 July 2025*
- *SW Drainage Scheme 1089-ENG-0005 received 12 May 2025*
- *SW Calculations 1089-CALC-0005 received 12 May 2025*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DB210G-5 AS and OP*
- *Housetype - floorplans and elevations Rev C02 -Dwg no. DH301GE-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH313B-5 AS and OP*
- *Housetype - floorplans and elevations Rev P00 Dwg no. DH314V-5 OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH318B-5 AS and OP*
- *Housetype - floorplans and elevations Dwg no DH360 BE-5 AS and OP*
- *Housetype - floorplans and elevations Dwg no DH360 BI-5 AS and OP*
- *Housetype - floorplans and elevations Rev P00 Dwg no. DH390R-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH402R-5 AS*
- *Housetype - floorplans and elevations Rev P00 -Dwg no. DH409GH-5 AS and OP*
- *Housetype - floorplans and elevations Rev P00 -Dwg no. DH409GH-5 Plot 118 AS*
- *Housetype - floorplans and elevations Dwg no - DH422GR-5 OP*
- *Housetype - floorplans and elevations Rev C05 Dwg no. DH422G-5 AS*
- *Housetype - floorplans and elevations Rev C05 Dwg no. DH422GR-5 OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH425GG-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH425GH-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH425GH-5 Plot 114 AS*

- *Housetype - floorplans and elevations Rev P00 Dwg no. DH427B-5 AS and OP*
- *Housetype - floorplans and elevations Rev C03 Dwg no. DH430B-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH430BR-5 AS*
- *Housetype - floorplans and elevations Rev C04 Dwg no. DH501G-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH509V-5 AS and OP*
- *Housetype - floorplans and elevations Rev C01 Dwg no. DH532BR-5 AS and OP*
- *Affordable housetype floorplans and elevations, Rev C00 Dwg no. AH10G-5 M4(2) & HQI AS*
- *Affordable housetype floorplans and elevations, Rev C04 Dwg no. AH16GEA-5 M4(2) & HQI AS*
- *Affordable housetype floorplans and elevations, Rev P00 Dwg no. AH21GE-5 M4(2) & HQI AS and OP*
- *Affordable housetype floorplans and elevations Rev P00 Dwg no. AH21GG-5 M4(2) & HQI AS*
- *Affordable housetype floorplans and elevations Rev P00 Dwg no. AH21GI-5 M4(2) & HQI AS and OP*
- *Affordable housetype floorplans and elevations Rev P00 Dwg no. AH31GE-5 AS and OP*
- *Affordable housetype floorplans and elevations Rev P00 Dwg no. AH31GG-5 OP*
- *Affordable housetype floorplans and elevations Rev P00 Dwg no. AH31GI-5 AS and OP*
- *Affordable housetype and floorplans and elevations Rev C00 AH35GE-5 AS and OP*
- *Affordable housetype floorplans and elevations Rev C00 Dwg no. DH16GEA-5 AS*
- *Affordable housetype floorplans and elevations Rev C00 Dwg no. DH260BE-5 AS and OP*
- *Affordable housetype floorplans and elevations Rev C00 Dwg no. DH260BI-5 AS*
- *Affordable housetype floorplans and elevations Dwg no DH313B-5 AS*
- *Affordable housetype floorplans and elevations Rev C00 Dwg no. AH35G-5 AS and OP*
- *Affordable housetype floorplans and elevations Rev C01 Dwg no. DH201BR-5 AS*
- *Affordable housetype floorplans and elevations Rev C01 Dwg no. DH201BRS-5 AS*
- *Affordable housetype floorplans and elevations Rev C01 Dwg no. DH202BR-5 AS*
- *Garages - Elevations and floorplan - Rev C01 Dwg no. LG1-4 Single Garage AS*
- *Garages - Elevations and floorplan - Rev C01 Dwg no. LG3-4 Single Garage AS*
- *Garages - Elevations and floorplan - Rev C00 Dwg no. MG1-4 Single Garage AS*
- *Garages - Elevations and floorplan - Rev C01 Dwg no. SG1-4 Single Garage AS*
- *Garages - Elevations and floorplan - Rev C03 Dwg no. SG3-4 Single Garage AS*
- *Garages - Elevations and floorplan - Rev C01 Dwg no. SG10-4 Double Garage AS*
- *Garages - Elevations and floorplan - Dwg no SG23-4 Single & Double Garage AS*
- *Garage - Elevations and floorplans - Dwg No LG10-4 Double Garage (AS)*
- *Desford Bin Store - Elevations and floorplans - Rev P01*

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016) and the requirements of the NPPF.'

And

Condition 3

Condition 3 has been replicated below for clarity.

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number Planning Layout P05 1089_100 received 15 July 2025. Thereafter the onsite parking provision shall be so maintained 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 accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.'

Highways Comments:

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Swept Path Analysis - Refuse Vehicle, drawing number 1089-ENG-1250 Rev B
- Swept Path Analysis - Refuse Vehicle, drawing number 1089-ENG-1251 Rev B and
- Planning Layout, drawing number 1089_100 Rev P06
- Numerous House Type Drawings

This application seeks to substitute drawings after amendments to the landscaping and plot revisions.

After reviewing the submitted information, the LHA are satisfied that the plot revisions accord with the Leicestershire Highway Design Guide which can be found [here](#).

The LHA is also satisfied that the road layout remains the same, and plots would not affect the speed reducing features.

Whilst the LHA did not request condition 9 attached to 24/00709/REM the Applicant has provided vehicle swept path analysis drawings for a fire tender and refuse vehicles. The LHA are satisfied that these vehicles can turn safely within the site.

For the reasons set out above, the LHA would not object to the variation of condition 1 (Approved Plans) and 3 (Parking and Turning) attached to 24/00709/REM.

Date Received
16 July 2026

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
30 July 2026