

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: 26/00555/PIP

Highway Reference Number: 2026/0555/04/H

Application Address: Whitehouse Farm Workhouse Lane Burbage Hinckley Leicestershire LE10 3AS

Application Type: Full

Description of Application: Permission in principle for the provision of a minimum of 1 and a maximum of 3 serviced plots for self-build and custom housebuilding

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Zarah Raven

County Councillor: Burbage ED - Cllr Barry Walker

Parish: Burbage

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:

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on an application seeking Permission in Principle for the provision of a minimum of one and a maximum of three serviced plots for self-build and custom housebuilding located at Whitehouse Farm, Workhouse Lane, Burbage, Hinckley, Leicestershire, LE10 3AS.

The LHA is aware of the following applications to the northwest of Whitehouse Farm:

- Ref. No: 20/01012/OUT - Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline - access only).
The LHA advised refusal on 23 Feb 2022 due to *'The Applicant has failed to demonstrate the principle of a safe and suitable access route can be achieved to the site between the junction of Workhouse Lane and Britannia Street and the*

proposed site access, contrary to paragraph 108 of the National Planning Policy Framework.'

The application was subsequently refused by the LPA and the Applicant for that development appealed the decision. The appeal was allowed on 7th March 2023.

- Ref. No: 26/00113/REM - Application for the approval of Reserved matters (Layout, Scale, Appearance, Landscaping) of outline planning permission 20/01012/OUT for residential development of up to 40 dwellings. Awaiting decision.

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

- Application Form;
- Site Location Plan, drawing number LOC;
- Planning Statement;
- Appendix 1. - Bewley Homes plc v SSLUHC [May 16th 2024] EWHC 1166 (Admin);
- Appendix 2. - Sustainability Strategy for Development June 2026;
- Appendix 3. - Public reports pack 02122025 1830 Planning Committee 24.11.2025;
- Appendix 5. - An Icení Briefing Note May 2026 Housing Need;
- Appendix 6 - Bellway Homes Ltd - Secretary of State for Housing Communities and Local Government 2025-EWHC-1455;
- Appendix 7. - Corbett v Cornwall Council, 2022 WL 02967669 (2022);
- Appendix 8. - Appeal Ref - APPK2420W223311038 Land Off Workhouse Lane, Burbage;
- Appendix 9 - Illustrative Site Plan - E2591 SK002;
- Appendix 10. - Design Code June 2026; and
- Appendix 11. - Plot Passport June 2026.

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. The LHDG is available for reference at the following link:

<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

Whilst the LHA acknowledge that this is a Permission in Principle application, the LHA must be satisfied that a safe and suitable access can be achieved and that the general principle of the development would not result in severe harm to the highway network, contrary to Paragraph 116 of the National Planning Policy Framework (NPPF) (2024).

The LHA understand that as part of a future Technical Detail Consent (TDC) application subject to this application being permitted, details regarding the site access will be determined later in the planning process.

The site would be accessed off Workhouse Lane, an unclassified road subject to a 30mph speed limit. The full length of Workhouse Lane is adopted highway. Further information on the extents of the adopted highway can be obtained by contacting HRE@leics.gov.uk.

Currently there are approximately 45 addresses served off Workhouse Lane. Following the successful appeal for application 20/01012/OUT, this would increase to 85 dwellings.

In accordance with [Table 13](#) of the LHDG, an access serving two to five dwellings should measure a minimum of 4.25 metres for a minimum distance of 5 metres behind the highway boundary.

Visibility splays would need to be demonstrated on a drawing and based on [Table 6](#) of the LHDG. Consideration should also be given to Figure 10 (junction spacing) of the LHDG, to ensure that visibility splays for a vehicle waiting to egress the site onto Workhouse Lane are not obstructed by a vehicle waiting to egress the consented residential development access to the northwest. In the event visibility splays of 2.4 x 43 metres could not be achieved in each direction, it is advised that an automatic (not handheld radar) speed survey is undertaken close to the site access to inform visibility splays. The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been no recorded collisions along Workhouse Lane where the site access is proposed.

Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The Applicant is proposing a minimum of one and maximum of three dwellings. The Applicant has demonstrated on the document named on the LPA website '*Appendix 9 - Illustrative Site Plan - E2591 SK002*' that each dwelling will consist of four bedrooms and have four parking spaces respectively. This is in accordance with [Table 28](#) of the LHDG. Parking spaces should be designed in accordance with [Figure 44](#) of the LHDG where spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip where bound by a wall/hedge/fence or other similar obstruction. Garage dimensions should also be in accordance with the [LHDG](#). It appears that turning provision has been incorporated within the site to enable vehicles to enter and exit in a forward direction and three visitor parking spaces have also been proposed alongside the proposed private drive.

Transport Sustainability

The site is located on the outskirts of Burbage which has access to multiple shops and services, educational facilities and recreational facilities. Furthermore, the site is within 600 metres of bus stops with frequent services to Hinckley, Nuneaton 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.

Summary

Based on the application as submitted, the Applicant has not fully demonstrated that a safe and suitable site access can be achieved. However, the LHA acknowledges that the application is for Permission in Principle and that the site access is not for determination at this stage.

The LHA is generally satisfied that a safe and suitable site access is most likely achievable as part of a future Technical Details Consent stage, should planning consent be granted.

Date Received
24 June 2026

Case Officer
Emma Peacock

Reviewer
SD

Date issued
14 July 2026