

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: 26/00215/FUL

Highway Reference Number: 2026/0215/04/H

Application Address: J Dawes And Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ

Application Type: Full

Description of Application: Change of use from a commercial building to 9 self-contained residential flats, the erection of a first floor side extension over a undercroft and a increase in ridge height to create a new floor

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Sandip Chauhan

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

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), 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 an application, located at J Dawes and Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ, which is for the:

'Change of use from a commercial building to 9 self-contained residential flats, the erection of a first floor side extension over a undercroft and a increase in ridge height to create a new floor'

In support of this application the Applicant has submitted the following relevant documents:

- Application Form.
- The Transportation Consultancy Ltd – Parking Survey. Dated May 2025.
- CC Town Planning Limited - Planning, Design & Access Statement & Heritage Impact Assessment. Dated February 2026.
- Construction Environmental Traffic Plan. Dated 8 January 2026.

- Volta Designs – Site and Location Plan. Drawing Number VD24732-1.
- Volta Designs – Proposed 9 x Flats. Drawing Number VD24732-1.

The LHA note the following, relevant planning history of the site;

- *25/00905/P3CMA | Notification to determine if prior approval is required for the change of use of a commercial building to 4 self-contained residential flats | J Dawes And Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ. Prior Approval granted 12 December 2025.*

It is noted, from the Planning, Design & Access Statement & Heritage Impact document that plans under 26/00215/FUL are to supersede the proposals permitted under 25/00905/P3CMA, it is stated:

‘The site already benefits from a recent prior approval consent for residential development; however, the Applicant is now seeking to modify the previous proposal to provide a more efficient and effective use of the space and building. Consequently, planning permission is now sought for the conversion and extension of the former commercial building to form 9No. self-contained residential flats.’

Site Access

Access to the site is from King Street, which is an unclassified road subject to a 30mph speed limit. It is understood that the existing access point, providing access for one vehicle is to be removed as part of this proposal. The site is to be pedestrian access only.

Highway Safety

There have been twelve Personal Injury Collisions (PICs) recorded within 500m (either direction) of the site within the most recent five-year period, for which data is available. Eight of which were classified as slight in severity and four were recorded as serious. No PICs occurred on King Street.

The LHA has considered the circumstances of each of the above PICs, noting the town centre location, and are satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Construction Environmental Traffic Plan

The LHA have reviewed the Construction Environmental Traffic Plan note it is stated *‘This Construction Traffic Management Plan is only applicable to the works effecting phase 1 of the whole scheme under the outline planning permission 2500905/P3CMA.’*

Therefore the LHA will seek to secure a Construction Traffic Management Plan via condition for this scheme.

Transport Sustainability

The site is in the village of Barwell with good access to local shops and services.

Bus stops are located approximately 200m from the site, which offer regular services to Leicester, Coventry, Nuneaton and the surrounding villages. A free public car park is located within 500m of the site.

The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Internal Layout

The LHA note that there is no vehicular parking to be associated with this development. The LHA have reviewed the submitted Parking Survey, which was undertaken on the 20th and 21st May 2025, and note that 18-19 on street parking spaces where available within 200m of the site.

Ordinarily, as to be in accordance with [Table 28](#) of the LHDG the nine one-bedroom dwellings would require a minimum of two spaces per dwelling.

The LHA welcome the provision of cycle parking, which, as per [Table 27](#) of the Leicestershire Highway Design Guide, (LHDG), should be secure and undercover.

The LHA have also taken into account the range of Traffic Regulation Orders (TROs) in the vicinity of the site to deter inappropriate parking in the public highway, the sustainable location and the cycle parking to be provided as shown in drawing VD24732-1, and consider the lack of parking for this development in this site-specific location would not be considered 'severe' in terms of the National Planning Policy Framework (NPPF) (2024).

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of [the routing of construction traffic], wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. Any existing vehicular access on King Street that become redundant because of this proposal should be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority. The closure of the vehicular access shall be carried out in accordance with the agreed scheme and timetable.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes 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
25 March 2026

Case Officer
Amy Stone

Reviewer
DH

Date issued
15 April 2026