

**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: 25/00925/NMA

Highway Reference Number: 2025/0925/04/H

Application Address: Land East Of The Windmill Inn Brascote Lane Newbold Verdon Leicestershire

Application Type: Non-material amendment

Description of Application: Non material amendment to condition 20 of application no 22/00277/OUT to amend the trigger for implementation of off-site highway works from prior to 1st occupation to the 25th occupation

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Ms Esther Wiles

County Councillor: Mallory ED - Mark Bools CC

Parish: Newbold Verdon

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:

Objection

Objection to the non-material amendment of Condition 20.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by the Local Planning Authority (LPA) on the non-material amendment to condition 20 of application no 22/00277/OUT to amend the trigger for implementation of off-site highway works from prior to 1st occupation to the 25th occupation.

The LHA has reviewed the following documents submitted by the applicant in support of the proposals:

- Application Form; and
- Hub drawing number T20517.001 Rev C (Proposed Site access Layout).

Condition

Condition 20 is provided below for the avoidance of doubt:

Prior to first occupation of the development, the access arrangements shown on drawing Ref T20517.001 Rev C shall have been implemented in full. This shall include vehicular visibility splays of 2.4m x 160m at the site access point. 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.

Highways Comments:

The Applicant has stated within the submitted application form:

'To enable Persimmon Homes to complete the offsite works detailed discussions are ongoing with Leicestershire County Council Highways team reading agreeing a section 278 agreement. A 278 agreement has not yet been signed. Delays have been met due to overlapping existing 278 agreements. Without a S278 agreement the works cannot be carried out. As we work towards a solution this application ensures that we do not breach the condition as we experience uncontrolled delays.'

No other information has been provided. Given condition 20 refers to the site access, the LHA advises that the Applicant has failed to submit any information as to how safe and suitable access would be provided to enable the occupiers of the first 25 dwellings to safely access their properties. Furthermore, without a safe and suitable access to serve the dwellings, it is unclear where occupiers of the 25 dwellings would park any vehicles which they own, which could result in on-street parking along Brascote Lane to the detriment of highway safety, particularly given construction traffic will be using the road.

Given condition 20 requires the Applicant to provide a safe and suitable access to the site, the LHA therefore objects to the non-material amendment to condition 20 for the reasons above.

Date Received
28 October 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
29 October 2025