

**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.

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**APPLICATION DETAILS**

Planning Application Number: 26/00539/FUL

Highway Reference Number: 2026/0539/04/H/R1

Application Address: Land North Of Pipe Lane Orton On The Hill Leicestershire

Application Type: Full

Description of Application: Re-consultation. Full planning application seeking planning permission for the erection of one detached dwelling, formation of access from Pipe Lane and associated works.

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**GENERAL DETAILS**

Planning Case Officer: Sullivan Archer

Applicant: Mrs Pauline Rosa Taylor

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Twycross

Road Classification: Adopted Unclassified

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**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) has been re-consulted on a full planning application at Land North Of Pipe Lane Orton On The Hill Leicestershire for the erection of one detached dwelling, formation of access from Pipe Lane and associated works.

The LHA previously responded to this application on 17 July 2026, advising that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information requested was as follows:

- A revised drawing relocating the access towards the centre of the frontage to accommodate minimum visibility splays of 2.4 metres x 17 metres in accordance with Table 6 of the Leicestershire Highways Design Guide (LHDG).

- To demonstrate that the proposed access would not result in surface water draining into the public highway.

The LHA understands that the following documentation has been submitted by the applicant following the previous highway observations:

- Proposed Plans and Elevations (Drawing number 1800-0509-03 dated 30/07/2026)
- Proposed Site Plan (Drawing number 1800-0510-03 dated 30/07/2026)

### **Site Access**

It is proposed to create a new vehicular access onto Pipe Lane, which is an adopted unclassified road subject to a 30mph speed limit.

Should planning permission be granted, the Applicant would still need to apply to the LHA for a vehicle crossover (dropped kerb) permit. Further details of the requirements can be found at: <https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>. The Applicant should note that the approval of planning permission does not guarantee permission for the required works permit.

[Table 13](#) of the [Leicestershire Highways Design Guide \(LHDG\)](#) states that for accesses serving one dwelling, the access should have a minimum of 2.75m. The LHA are satisfied from the Proposed Site Plan and Parking Plan that the access width is in accordance with [Table 13](#) of the LHDG.

### **Visibility splays**

In the LHA's previous response, an amended drawing in line with [Table 6](#) of the LHDG demonstrating minimum visibility splays of 2.4 metres x 17 metres was requested from the Applicant as the LHA believed that 85th percentile speeds would more realistically be around 11 to 15mph.

Upon re-submission, the Applicant submitted an amended Proposed Site Plan (and Parking Plan) with the inclusion of 2.4 metre x 17 metre visibility splays in accordance with [Table 6](#) of the LHDG. The LHA will seek to secure the visibility splays by way of condition below. It should be noted that there should be nothing above 0.6m within the visibility splays and that the Applicant may be required to amend the gradients of the existing embankment to achieve the splays.

### **Drainage and surfacing**

The LHA note from the amended Proposed Site Plan (and Parking Plan) that the Applicant is proposing to install ACO drainage approximately 2.9m behind the carriageway. The LHA will seek to secure the drainage proposed by way of condition below.

It is noted from the Proposed Site Plan (and Parking Plan) that the access is only surfaced for 2.9m behind the highway. The LHA would like to remind the LPA that accesses should be surfaced with a hardbound material for a minimum distance of 5.0m from the highway boundary as it is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore every effort should be taken to prevent this occurring. Therefore, the LHA is seeking to secure surfacing by way of condition below.

## **Highway Safety**

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs in the vicinity of the proposed site access within the last five years.

The LHA therefore has no pre-existing highway safety concerns regarding this location. The LHA is satisfied that the development proposal would not exacerbate the likelihood of such incidents occurring.

## **Internal Layout**

Residential parking should be provided in accordance with [Table 28](#) of the LHDG. Two off-street car parking spaces should be provided for dwellings with up to 3 bedrooms.

It is noted that the Applicant has provided two off-street parking spaces in accordance with [Table 28](#). The LHA will seek to secure the parking via condition below.

## **Conditions**

- 1) No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan (Drawing number 1800-0510-03) have been implemented in full. Visibility splays 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 ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access in the interests of general highway safety and in accordance with the National Planning Policy Framework (2026).

- 2) No part of the development hereby permitted shall be occupied until such time as site drainage details have been implemented with the Proposed Site Plan (Drawing number 1800-0510-03). Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users 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 5 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) The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Proposed Site Plan (Drawing

number 1800-0510-03). Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 the interests of highway safety and in accordance with the National Planning Policy Framework (2026).

### **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**  
**5 August 2026**

**Case Officer**  
**Ania Mokrani**

**Reviewer**  
**BD**

**Date issued**  
**19 August 2026**