

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: 25/00683/HOU

Highway Reference Number: 2025/0683/04/H

Application Address: 2 Pasture Lane Newbold Verdon Leicester Leicestershire LE9 9PP

Application Type: Householder

Description of Application: Erection of a front boundary wall

GENERAL DETAILS

Planning Case Officer: Gwion Russell

Applicant: Mr Paul Collier

County Councillor: Mallory ED - Mark Bools CC

Parish: Newbold Verdon

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 Planning Authority (LHA) has been consulted by the Local Planning Authority for the erection of a front boundary wall located at 2 Pasture Lane, Newbold Verdon, Leicestershire, LE9 9PP.

The LHA have reviewed the following documents as part of this application:

- Application Form; and
- Existing & Proposed Plans and Elevations, drawing number 25/PG/001.

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.

Site Access

The site access is located on Pasture Lane which is a cul-de-sac, adopted, unclassified road subject to a 30mph speed limit.

Immediately to the north of the site there is the junction between Pasture Lane and Main Street and immediately to the south is the junction between Pasture Lane and Oak Drive. Both Main Street and Oak Drive are adopted unclassified roads subject to a 30mph speed limit.

In accordance with [Table 6](#) of the LHDG, visibility splays of 2.4m x 43m are required for speeds between 26 to 30mph.

Due to the site being located in close proximity to two junctions, and Pasture Lane being a cul-de-sac, vehicles are likely to be travelling at low speeds, therefore the LHA would find visibility splays of 2.4m x 25m acceptable in these site-specific circumstances. Visibility splays should be free from obstructions above 0.6m from ground level and should not encompass third party land.

Pedestrian visibility splays of 1.0m x 1.0m should also be achievable in either direction at the access point.

The Applicant proposes a 1.1m high stone wall that will encompass the existing grass verges at the front of the property with the existing vehicular access remaining.

The LHA conducted a site visit on 8 August 2025 and found visibility to the north towards Main Street acceptable. Visibility to the south was good with regards to Oak Drive, but visibility to the south towards the Pasture Lane cul-de-sac would be obstructed by a 1.1m wall. As previously stated, visibility splays should be free from obstructions above 0.6m from ground level and should not encompass third party land. Therefore 2.4m x 25m visibility would not be achievable to the south.

However, the LHA would not seek to refuse the application on these grounds given the site-specific location as the proposals would not appear to be a severe impact on highway safety. An appropriate wall height within the visibility splays could also be secured by an appropriately worded condition to ensure nothing within the visibility splays is above 0.6m.

Public Highway Extents

Based on available records to the LHA, a large section of the Applicants red line boundary includes the public highway. It is unclear if the Applicant is aware of this. Whilst this would not be a reason for the LHA to resist the proposals, the Applicant will need to extinguish highway rights prior to constructing the wall. Formal opinion of the extents of the public highway can be confirmed by contacting hre@leics.gov.uk (Highway Record Enquires).

The area of highway would need to be under Section 247 of the Town & Country Planning Act 1990. Applications to stop up the highway under S247 cannot be done retrospectively, so the Applicant cannot undertake any works until the stopping up order has been made. This is processed by the Department for Transport, with further information available at: <https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>.

The Applicant would also need to acquire title to the land, if they haven't already done so, as the stopping up application reverts control of the land to its original landowner and not the Applicant. Leicestershire County Council can provide help assistance with the process by contacting hre@leics.gov.uk.

There is a 'No Through Route' sign located within the vicinity of the proposal that, if approved, would need to be relocated. It is advised that all costs associated with the relocation of any street furniture will be the sole responsibility of the Applicants.

There may also be statutory undertaker apparatus located within the verge/footway fronting the site; the Applicant will need to undertake surveys and potentially works to relocate these services. Any additional cost that arises because of this, which could be significant, would be entirely at the Applicant's expense. A free search of utility assets can be undertaken by visiting LineSearchBeforeUDig at <https://lsbud.co.uk>.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at the site access. 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.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

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

Informatives

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.

Planning permission does not give you approval to work on the public highway. If the proposal requires the permanent removal ("stopping up") or diversion of highway to enable the development to take place, then you must complete the legal processes required before commencing works. Further information is available at: - <https://www.leicestershire.gov.uk/roads-and-travel/local-authority-searches/highway-extinguishments> If you are unsure whether your proposal affects public highway, you can establish the Highway Authority's formal opinion of the adopted highway extent in relation to the proposal. Further information is available at <https://www.leicestershire.gov.uk/hre>

Date Received
23 July 2025

Case Officer
Emma Peacock

Reviewer
BD

Date issued
27 August 2025