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: 26/00934/FUL

Highway Reference Number: 2026/0934/04/H

Application Address: 42 Station Road Earl Shilton Leicester Leicestershire LE9 7GA

Application Type: Full

Description of Application: Erection of five self-contained apartments with associated access, parking, landscaping and ancillary works.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Hamza Osman

County Councillor: Earl Shilton ED - Martin Richard England CC

Parish: Earl Shilton

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:

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 consulted by the Local planning Authority (LPA) on an application seeking the erection of five self-contained apartments with associated access, parking, landscaping and ancillary works located at 42 Station Road, Earl Shilton, Leicestershire LE9 7GA.

The LHA is aware of the relevant site history below:

- 18/00710/FUL - Erection of 4 flats. The LHA advised approval subject to conditions on 14 Feb 2019. The application was then withdrawn.

- 19/00742/FUL - Erection of four apartments. The LHA advised approval subject to parking condition on 9 Dec 2019. The LPA granted planning permission subject to conditions on 5 Feb 2020.

- 23/01021/FUL - Erection of four apartments. The LHA advised approval subject to parking condition on 13 Nov 2023. The LPA granted planning permission subject to conditions on 5 January 2024.

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

- Application Form;
- Location Plan, drawing no. 01-01-01A;
- Design & Access Statement, August 2026;
- Proposed Site Plan, drawing no. 01-05-01A;
- Proposed Ground Floor Plan, drawing no. 01-06-01A;
- Proposed First Floor Plan, drawing no. 01-06-02A; and
- Proposed Second Floor Plan, drawing no. 01-06-03A.

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 is located on Station Road which is a classified C-road subject to a 30mph speed limit. It is understood the Applicant is not proposing any improvements to the site access. This is consistent with application reference 19/00742/FUL and therefore the LHA have no objection to the proposed site access arrangements.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been six recorded collisions within 500m of the proposed site access. Five of these were classed as 'slight' in severity and one classed as 'serious'. All recorded PICs occurred on Wood Street and The Hollow, located approximately 140m north of the proposed site.

The LHA has considered the circumstances of the above PICs and is satisfied that there are no patterns in the data which could be exacerbated by the proposed development. In addition, it is noted that the development is located within the town centre, therefore it is usually expected to see a higher number of PICs due to the higher level of pedestrian footfall and vehicular traffic.

Internal Layout

The Applicant is proposing five, one-bed apartments and a total of three parking spaces.

The Applicant is proposing five cycle spaces. These should be secure and undercover and designed in accordance with **Figure 43** of the LHDG.

In accordance with **Table 28** of the LHDG, a dwelling with up to three bedrooms would usually require two parking spaces.

It is not clear which apartments would be allocated the parking spaces, however the LHA consider that given the waiting restrictions in the vicinity of the site, the town centre location with shops,

amenities and employment opportunities nearby, together with bus services (explored within the 'Transport Sustainability' section below), and the Applicant proposing additional cycle parking facilities, it would not seek to resist the proposals on this basis.

The LHA is also satisfied that there is room within the site for vehicles to enter and egress the site in a forward gear.

Transport Sustainability

The site is located within Earl Shilton which has access to multiple shops and services, educational facilities and recreational facilities. There is a bus stop located within 160m of the site with the Stagecoach 148 providing a regular service between Leicester and Coventry and the Arriva 158 providing a regular service between Leicester and Nuneaton.

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.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the 'Proposed Site Plan', drawing no. 01-05-01A. 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).

2. 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 in perpetuity.

   REASON: To promote travel by sustainable modes 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	Case Officer	Reviewer	Date issued
3 November 2026	Emma Peacock	BD	19 November 2026