

**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: 25/00896/CONDIT

Highway Reference Number: 2025/0896/04/H

Application Address: Land Off Wood Lane Higham On The Hill Leicestershire

Application Type: Variation of Condition (s73)

Description of Application: Application to vary conditions 1 and 4 of 23/00712/REM. House type substitutions on plots 2, 3, 27 and 28.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Owl Homes

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Higham on the Hill

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:

No objection

No objection to Variation of Conditions 1 and 4

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on application 25/00896/CONDIT which seeks permission for the 'Variation of Conditions 1 and 4 of approval ref. 23/00712/REM - Approval of reserved matters (Appearance, Landscaping, layout and scale) of outline permission 21/01147/OUT (residential development for up to 61 dwellings, including a shop, open space, new access and associated works). -Drawings updated for house type substitutions on plots 2, 3, 27 and 28 on Land Off Wood Lane Higham On The Hill Leicestershire.

Advice to Local Planning Authority

Condition 1 and 4

For the avoidance of doubt, conditions 1 and 4 are replicated below for clarity:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application drawings as detailed on the Drawing List received 19th October 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Owl Homes Drawing No. 1023-AD-002B. Thereafter the onsite parking provision shall be so maintained 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 accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Plan

Highways Comments:

The LHA note that the Applicant wishes to amend plans to reflect Plots 2 and 3 as 3-bedroom detached houses and plots 27 and 28 amended from 2 bedrooms to 3-bedroom properties. The LHA have reviewed drawing number 1023-AD-002 Rev K (Site Layout) and note that the proposed amendments will have no material impact on the approved layout.

The LHA therefore have no objection to the variation of conditions 1 and 4.

Date Received **Case Officer**
30 September 2025 **Emma Lennon**

Reviewer
BD

Date issued
20 October 2025