

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: 24/01124/FUL

Highway Reference Number: 2024/1124/04/H/R1

Application Address: Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD

Application Type: Full

Description of Application: Re-consultation. Erection of two single storey dwellings (revised scheme of 23/00716/FUL)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr David Richardson

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

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 Highway Authority (LHA) have been re-consulted by the Local Planning Authority (LPA) on application 24/01124/FUL for the erection of two single storey dwellings in an existing garden area that currently serves Barwell Constitutional Club, 20 Chapel Street, Barwell.

The LHA previously advised no objection to the proposals subject to conditions within its observations dated 4th February 2025. Since this time, it appears the Applicant has amended the proposed internal layout of the site.

The LHA has reviewed the following documents, which have been submitted by the Applicant:

- Houseplans Direct drawing number HPD011 Rev. B (Proposed Block Plan, Location Plan and Street Scene)

After a review of the revised drawing the LHA advise it has no further comments to make on the site layout or access arrangements and has provided updated conditions to reflect the revised drawing below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Houseplans Direct drawing number HPD011 Rev. B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. Notwithstanding the submitted plans, the proposed access shall be surfaced in a bound material for a distance of at least 5 metres behind the highway boundary with a 5.5 metre dropped crossing. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and to reduce the possibility of deleterious material being deposited in the highway (loose stones etc.), in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 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 unexpected 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).

4. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 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).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Houseplans Direct drawing number HPD011 Rev. B. Thereafter, the onsite parking and turning provision shall be kept available for such uses 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 (2024).

Informative

- a) 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 0016 305 001. It is an offence under section 148 and Section 151 of the Highways Act 1980 to deposit mud on the highway and therefore you should take every effort to prevent this occurring.

Date Received
1 October 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
22 October 2025