

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: 24/01091/FUL

Highway Reference Number: 2024/1091/04/H

Application Address: 84 Leicester Road Hinckley Leicestershire LE10 1LT

Application Type: Full

Description of Application: Erection of three dwellings

GENERAL DETAILS

Planning Case Officer: Sullevan Archer

Applicant: Mr Paul Morris

County Councillor: Cllr Michael Mullaney

Parish: Hinckley

Road Classification: Class B

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 115 of the National Planning Policy Framework (December 2024), 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 on an application for the erection of three dwellings at 84 Leicester Road, Hinckley, Leicestershire, LE10 1LT including a new access.

The LHA are aware of a number of planning applications at the site including:

- 14/00908/FUL – Two dwellings (completed);
- 17/00096/FUL – Seven dwellings (withdrawn);
- 17/01294/FUL – One dwelling (refused);
- 17/01297/FUL – Seven dwellings (resubmission of 17/00096/FUL) (refused); and
- 21/00981/FUL – Six dwellings (refused)

In respect of the applications refused by the Local Planning Authority (LPA), the reasons for refusal were on matters not relating to highways. The Applicant appealed application reference numbers 17/01297/FUL and 21/00981/FUL however the appeals were subsequently dismissed.

In addition to the above applications, the LHA acknowledge the most recent application (24/00387/FUL) which was for the erection of four dwellings which was subsequently refused by the LPA. It remains that no highway related matters were included within the decision notice.

Accompanying this application, the LHA has produced these highway observations having reviewed the following documents:

- Application form
- Drawing No. 42, 43 and 44 Rev B (Site Location Plan)
- Planning Statement Ref 1007 produced by JMI Planning Limited

The LHA had queried with the LPA for clarification regarding the submitted draft plans. Further to email dated 25/04/2025, no further drawings have been submitted therefore observations have been based on the drawings submitted.

Site Access

Access to all plots is proposed off Leicester Road, a B classified road (B4668) subject to a 30mph speed limit.

As shown in Drawing No. 42 Rev B, access to Plots 1 and 2 are proposed via the existing vehicular access served from Leicester Road, Hinckley which currently serves a garage to the rear of 84 Leicester Road. The Applicant also proposes Plot 3 to be served via a driveway connecting to an existing access onto Leicester Road with a turning space to allow vehicles to enter and leave in forward gear.

The LHA is satisfied that the overall proposed site access arrangements including visibility and surfacing remain acceptable in accordance with Table 13 of the Leicestershire Highway Design Guide (<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/developments-served-private-drives-and-areas>).

Internal Layout

The LHA remain content that adequate parking and turning provision is to be provided at each dwelling in accordance with the LHDG.

Highway Safety

There has been one recorded Personal Injury Collision (PIC) within 500m in either direction of the site access recorded in December 2020. The PIC was classed as 'slight' in severity. The LHA advise it considers the proposals are unlikely to exacerbate the existing situation therefore, no further assessment is required.

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 dci architecture ltd drawing number 42 Rev B. 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 (December 2024).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary, nor shall any be erected within a distance of five metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2024).

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.
- To erect temporary directional signage, you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
18 March 2025

Case Officer
Taron Aujla

Reviewer
GG

Date issued
13 May 2025