

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: 25/01169/FUL

Highway Reference Number: 2025/1169/04/H

Application Address: Peggs Close Earl Shilton Leicestershire

Application Type: Full

Description of Application: Erection of 15 houses and 6 flats with associated parking and landscaping

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Gary Upton

County Councillor: Earl Shilton ED - Martin Richard England CC

Parish: Earl Shilton

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Erection of 15 houses and 6 flats with associated parking and landscaping.'

The proposals are at Peggs Close, Earl Shilton, Leicestershire.

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.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site location Plan;
- Planning Statement dated September 2025;
- Design and Access Statement dated December 2025;

- Parking Provision Document;
- Proposed Site Plan, drawing number 2724 / P 102 Rev B;
- Eles & Floor Plans Plot 1, 2 & 3, drawing number 2724/P 200;
- Plot 4 - 9 Floor Plans, drawing number 2724/P 201;
- Plot 10 - 14 Floor Plans, drawing number 2724/P 203;
- Plot 15 & 16 Floor Plans & Eles, drawing number 2724/P 205;
- Plot 17 & 18 Floor Plans & Eles, drawing number 2724/P 206; and
- Plot 19 - 21 Floor Plans & Eles, drawing number 2724/P 207.

Site Access

The site is situated on a plot of land that affronts Astley Road / Candle Lane/ Peggs Close. All three roads are adopted, unclassified roads subject to 30mph speed limits. The existing buildings on the site are proposed to be demolished.

The Applicants are proposing multiple points of access onto Astley Road / Candle Lane/ Peggs Close, some dwellings appear have off-street parking spaces onto different roads.

The LHA have reviewed the current access arrangements and make the following comments.

The LHA finds that access arrangements are in accordance with [**Table 13**](#) the LHDG in terms of access width.

- Plots 1 to plot 9;
- Plot 10, 13 and 14 off-street parking space that fronts Peggs Close; and
- Plots 15 to 21.

The LHA have concerns that the off-street parking for plots:

Plots 11 to 14 have not been demonstrated as being in accordance with the section of the LHDG titled [**'Private Access Restrictions'**](#) that states the following:

- Within the vicinity of the junction, with consideration of the status of the major road (in terms of class, daily volume, 85th percentile etc.);
- On to the corners (radii) of the junction;
- At bus stops or lay-bys;
- Close to a pedestrian or cycle refuge;
- Close to a traffic-calming feature (accesses should not be sited on the ramp of a road hump or speed table due to the risk of a vehicle grounding as it manoeuvres into or out of the access); and
- Close to street furniture (see Materials and Construction "Street Furniture and Art").
- Where vehicle movement is the primary function of highway (distributor road or similar).

As such, the Applicant should re-consider these off-street parking locations.

For the avoidance of doubt please see Figure 1 below:

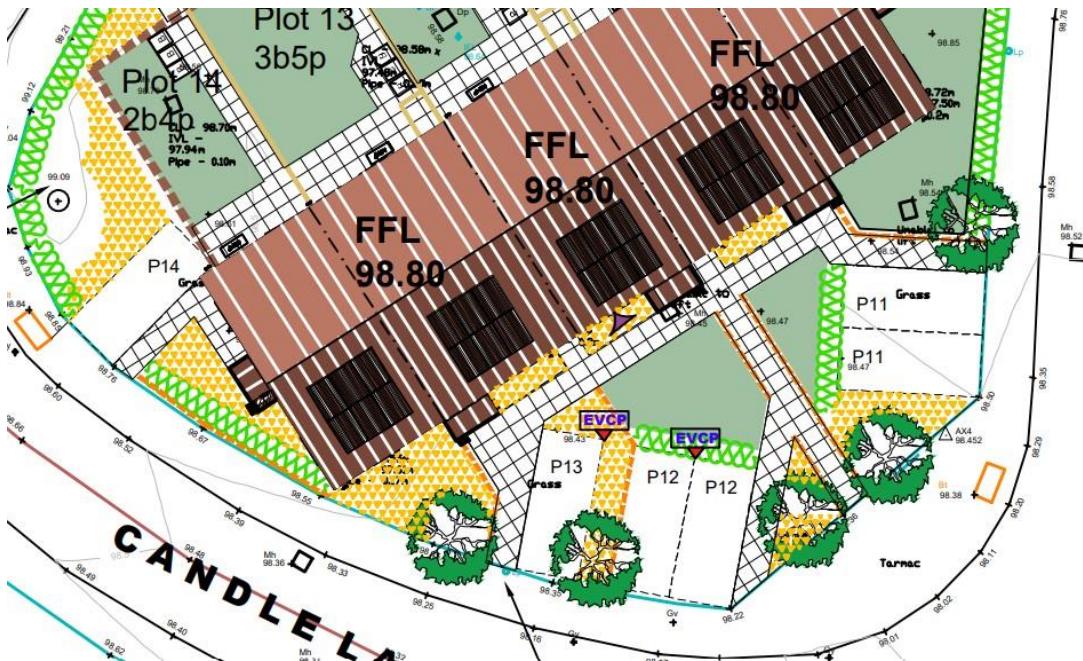


Figure 1

In terms of visibility splays, the LHA have concerns regarding parking for plots 12 and 13 as in Figure 1 above. Visibility splays to the northwest appear to be impeded by plot 14. The Applicant should provide visibility splay details via a detailed, scaled drawing in accordance with [Table 6](#) of LHDG. The Applicant should also note there should be nothing above 0.6m within these splays, this includes planting.

The visibility splays for plots 20 and 21 to the east would not be in accordance with Table 6 of the LHDG. However, the LHA note that there is a bend that would act as a speed reducing feature, there is also a prevalence of on-street parking which would also require vehicles to stop to allow for on-coming vehicles to pass. As such, the LHA are satisfied no further information is required in this respect for these plots.

Given the sites proximity to St Simon & St Jude Primary School, pedestrian visibility splay of 2m either side of the accesses should be provided as per Table 13 of the LHDG. This should be demonstrated on a revised, scaled drawing.

The Applicant should provide hard surfacing for a minimum distance of 5m behind the highway boundary for all plots.

The Applicant would be required to remove sections of grass verge. There may be statutory undertaker apparatus located within the verge/footway fronting the site. The Applicant would need to undertake surveys and potentially works to relocate any services if found. Any additional cost that arises because of this, would be entirely at the Applicant's expense.

The LHA would also advise that aside from the requirement for planning permission, any vehicular accesses and works within the public highway requires separate approval from the LHA prior to undertaking works in the highway. Further information can be found using the Leicestershire County Council Vehicle Access (Dropped Kerbs) Information Pack, available at:

Highway Safety

There have been two Personal Injury Collisions (PICs) recorded in and around the site within the last five-year period. One was classed as slight and one as serious.

The LHA have reviewed the PIC data and are satisfied there are no patterns or trends the proposals are likely to exacerbate. The LHA have also taken into consideration that the proposals are of a smaller nature.

However, the acceptability of the proposals would be contingent on the delivery of safe and suitable accesses as required by the National Planning Policy Framework (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

Internal Layout

The site is a mixture of one-, two-and three-bedroom dwellings. The quantum of off-street parking spaces should be provided in accordance with [**Table 28**](#) of the LHDG. However, the Applicant is proposing that for all the one-bedroom dwellings, one off-street parking would be provided.

The LHA have taken into consideration the site's proximity to the town centre with all the amenities it has to offer, and regular access to bus services to the surrounding settlements and the city of Leicester. Finally, these proposals offer a greater provision of off-street parking than the existing development which is to be demolished. As such, the LHA are satisfied no further information is required in relation to the quantum of off-street parking.

The LHA are satisfied that all off-street parking and turning spaces are in accordance with [**Figure 44**](#) of the LHDG other than the off-street parking space for plot 10 that affronts Astley Road. The Applicant should seek to resolve this matter on a revised, scaled drawing.

[**Table 3**](#) of the LHDG states that developments should be set back a minimum of 0.5m from the public highway. The LHA have scaled from the drawing titled 'Proposed Site Plan', drawing number 2724 / P 102 Rev B and finds that the corner of plot 14 to be closer than this. This can be seen within Figure 1 above.

The LHA note that on the drawing titled 'Proposed Site Plan', drawing number 2724 / P 102 Rev B demonstrates that the off-street parking spaces for plot 20 appear to be remote for the dwelling, contrary to the section of the LHDG titled '[**Residential Parking layouts**](#)'. The LHA would request that the Applicant re-considers this.

Off-Site Works

The LHA notes that street lighting and a bus shelter may require locating, this can be dealt with at the detailed design stage, this will be entirely at the Applicants expense.

Other considerations

Whilst not a material consideration for the LHA, the Applicant should ensure that bin collection points are not within the public highway or visibility splays

Date Received
16 December 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
19 January 2026