

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: 25/00188/OUT

Highway Reference Number: 2025/0188/04/H

Application Address: 14A Heath Lane Earl Shilton Leicester Leicestershire LE9 7PB

Application Type: Outline (with access)

Description of Application: Outline planning permission to demolish existing disused garages and ground floor building and to erect two detached dwellings (access, appearance, layout and scale. (Landscaping to be reserved)

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Rebecca Taylor

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 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) is in receipt of application 25/00188/OUT which seeks Outline planning permission to demolish existing disused garages and ground floor building and to erect two detached dwellings (access, appearance, layout and scale. (Landscaping to be reserved) at 14A Heath Lane, Earl Shilton, Leicestershire, LE9 7PB.

The LHA have reviewed the following documentation submitted in support of the application:

- Application Form;
- Location Plan;
- Block Plan;

- Build of two new 3 bedroom detached houses on derelict ground, Sheet 1, Street Scene dated 05 January 2025;
- Build of two new 3 bedroom detached houses on derelict ground, Sheet 2, Existing and Proposed Site Layout dated 05 January 2025;
- Build of two new 3 bedroom detached houses on derelict ground, Sheet 3, Proposed Elevations and Floor Plans dated 05 January 2025;
- Build of two new 3 bedroom detached houses on derelict ground, Sheet 4, Ground and First Floor Rendered Images dated 05 January 2025;
- Parking Provision; and
- Landscape.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are underlined and in blue text.

Site Access

The Applicant proposes to utilise the existing access located off Heath Lane, which is an unclassified road subject to a 30mph speed limit.

It is understood from the Application Form that the site encompasses twelve garages and a single storey building which are currently derelict and will be demolished as part of this application. The extant use is parking and storage.

In accordance with [Table 13](#) of the LHDG an access serving 2-5 dwellings is required to be 4.25m wide for a minimum distance of 5m behind the highway boundary.

The existing access point measures approximately 17m and serves the existing site plus house numbers 16 and 18 on Heath Lane. The proposed site access narrows to approximately 4.7m approximately 8m into the access. These measurements are in accordance with Table 13 of the LHDG.

The access arrangements are considered satisfactory to serve the existing two dwellings plus the proposed two dwellings, given that the extant access use is parking and storage. Whilst the Applicant has not provided any detailed visibility splay drawings, the LHA are aware the garage and storage buildings would have generated trips in their own right and the proposals would likely reduce the volume of vehicles accessing and egressing the site.

Taking into consideration the levels and types of existing traffic accessing the site, it is considered that the proposed two dwellings would not represent a significant material increase in traffic.

Highway Safety

There have been four recorded Personal Injury Collisions (PICs) within 500m of the site access in either direction within the most recent five-year period which were classed as slight in severity. The LHA is satisfied that no patterns or trends in PICs were identified, the LHA is satisfied that the proposals if permitted would not increase the likelihood of further such incidents from occurring.

Internal Layout

The LHA have reviewed the Existing and Proposed Site Layout and Proposed Elevations and Floor Plans, and find the quantum of parking for the two proposed dwellings accords with [Table 28](#) and the on-site turning accords with [Figure 17](#) of the LHDG. Although house numbers 16 and 18 utilise the existing access point proposed to also serve the two new dwellings, they each have their own parking provision within their curtilage.

The LHA has measured the parking spaces from the Proposed Site Layout scaled drawing and find that the parking dimensions accord with [Figure 44](#) of the LHDG that states a minimum parking space size of 2.4m x 5.5m, with 0.5m added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and 1m added if bounded on both sides.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of [the routing of construction traffic], wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with drawing 'Build of two new 3 bedroom detached houses on derelict ground, Sheet 2, Existing and Proposed Site Layout' dated 05 January 2025. 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).

Date Received
29 May 2025

Case Officer
Emma Peacock

Reviewer
DH

Date issued
19 June 2025