

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00667/FUL

Highway Reference Number: 2026/0667/04/H

Application Address: 48 Forresters Road Burbage Hinckley Leicestershire LE10 2RX

Application Type: Full

Description of Application: Erection of 5no detached dwellings and associated access

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Roderick Harding

County Councillor: St Marys ED - Cllr Stuart Bray

Parish: Burbage

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 Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Planning Authority (LHA) has been consulted by the Local Planning Authority (LPA) of an application seeking the erection of five detached dwellings and associated access located at 48 Forresters Road, Burbage, Hinckley, Leicestershire, LE10 2RX.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Application Form;
- Location Plan;
- Site Layout as Proposed, drawing number 4878/02;
- Indicative Landscaping Layout, drawing number 4878/04;
- Proposed Access Plan, drawing number 4878/03 Rev A;
- Design & Access Statement and Planning Statement, dated July 2026, ref DAS/4878;
- Plot 1 Elevations, drawing number 26.50.03;

- Plot 1 Floor Plan, drawing number 26.50.01;
- Plot 2 Elevations, drawing number 26.50.06;
- Plot 2 Floor Plan, drawing number 26.50.04;
- Plot 3 Elevations, drawing number 26.50.09;
- Plot 3 Floor Plan, drawing number 26.50.07;
- Plot 4 Elevations, drawing number 26.50.12;
- Plot 4 Floor Plan, drawing number 26.50.10;
- Plot 5 Elevations, drawing number 26.50.15; and
- Plot 5 Floor Plan, drawing number 26.50.13.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](https://www.leicestershirehighwaydesignguide.uk/highway-development-management)) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:
<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

The site is located on Forresters Road which is an adopted, unclassified road subject to a 30mph speed limit and 7.5t weight limit. The Applicant is proposing to utilise what appears to be a disused gated access between house numbers 46 and 48 Forresters Road.

The LHA carried out a site visit on 4 August 2026 and measured the existing access to be 3.5m wide. There is an existing dropped kerb that serves the host dwelling, number 48, and the neighbouring dwelling number 46.

A proposed access width of 5.5m for a distance of 5m has been demonstrated on the '*Site Layout as Proposed*', drawing number 4878/02. This is slightly in excess of the requirements set out within [Table 13](#) of the LHDG where an access serving two to five dwellings should have a minimum access width of 4.25m for a minimum distance of 5m behind the highway boundary. In addition, a 0.5m strip should be provided on each side of the access road given it appears to be bound by a wall/ fence/ hedge. This requires the proposed access to have a minimum width of 5.25m for the first 5m behind the highway boundary.

The '*Proposed Access Plan*', drawing number 4878/03 Rev A demonstrates visibility splays of 2.4m by 43m in both directions. During the LHA's site visit, visibility splays considerably in excess of 2.4m by 43m were measured in both directions within the boundaries of the public highway. This is in excess of the requirements as set out in [Table 6](#) of the LHDG. The drawing also details that drainage would be provided at the highway boundary to prevent surface water from flowing in to the highway.

Whilst not demonstrated, the LHA is satisfied that pedestrian visibility splays of 1m by 1m are achievable at the site access.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there has been one recorded collision along the length of Forresters Road which was classed as slight in severity. The LHA is satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

Internal Layout

The Applicant is proposing two three-bed dwellings (plots 1 and 2) and three five-bed dwellings (plots 3,4 and 5).

The 'Site Layout as Proposed' drawing demonstrates that plots 1 and 2 each have two parking spaces and plots 3, 4 and 5 each have three parking spaces. This is in accordance with [Table 28](#) of the LHDG where a minimum of two spaces for a dwelling of up to three beds and three spaces for a dwelling with four or more beds are required.

The LHA has reviewed the 'Site Layout as Proposed' drawing and the floor plan drawings for each dwelling and is satisfied that the parking provision is designed in accordance with [Figure 44](#) of the LHDG where spaces should measure a minimum of 2.4m x 5.5m with an additional 0.5 metre strip for each side bound by a wall / hedge / fence etc.

The LHA is also satisfied that the garage measurements are in accordance with the [LHDG](#) where the minimum dimensions required are 6m x 3m with a minimum door width of 2.3m for a standard single garage, and 6m x 6m with a minimum door width of 4.2m for a double garage.

The LHA understand that refuse collection will take place from the highway and note from the 'Site Layout as Proposed' drawing that a bin platform is proposed, located 20m from the highway boundary. The proposed internal road width of 3.7m meets the requirements to cater for a fire vehicles and turning provision has also been provided within the site to enable vehicles to enter and egress the site in a forward gear.

Transport Sustainability

The site is located within Burbage which has access to multiple shops and services, educational facilities and recreational facilities. There is a bus stop located within 100m of the site with the Arriva LC14 providing a service to Hinckley and Fosse Park, with Hinckley offering further access to key services, opportunities for sustainable transport links, education, employment and leisure.

Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Conditions

1. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 5.25 metres for a distance of at least 5 metres behind the highway boundary and shall be surfaced in a bound material. 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, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2026).

2. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 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 (2026).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Layout as Proposed, drawing number 4878/02. 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 (2026).

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.

Date Received
28 July 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
26 August 2026