

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: 26/00255/OUT

Highway Reference Number: 2026/0255/04/H

Application Address: 16 Equity Road East Earl Shilton Leicester Leicestershire LE9 7FY

Application Type: Outline (with access)

Description of Application: Outline planning permission for the erection of 2 new dwellings (all matters reserved except access and layout)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Reynolds

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) has been consulted by the Local Planning Authority (LPA), on an Outline planning permission for the erection of 2 new dwellings (all matters reserved except access and layout). The proposals are located at 16 Equity Road East Earl Shilton Leicester Leicestershire LE9 7FY.

The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals:

- Application form (dated 16/03/2026)
- Site location plan (Drawing number 01a)
- Proposed Site, Block Plan, Sketch Site Section (Drawing Number 02d)
- Topographical survey (Drawing number DE25-5225-1)

The LHA notes no recent, relevant planning history at the site.

It should be noted that an officer from the LHA conducted a site visit on 20/04/2026.

Site Access

Access to the site is from an existing access from Equity Road which is an adopted unclassified road subject to a 30mph speed limit.

[Table 13](#) of the [Leicestershire Highways Design Guide \(LHDG\)](#) states that for accesses for two to five dwellings, there should be a minimum effective width of 4.25m. The LHA is satisfied from Proposed site and block plan (Drawing Number 02d) that the proposed access is in accordance with [Table 13](#) of the LHDG. The LHA will seek to secure the access by way of condition below.

Whilst vehicular visibility splays have not been demonstrated on a scaled drawing, the LHA is satisfied that 2.4 metre by 43 metres splays can be achieved in both directions of the site access in accordance with [Table 6](#) and [Figure 7](#) of the LHDG.

Highway Safety

Two Personal Injury Collisions (PICs) have been recorded in the locality in the last five years that occurred within 500 metres in either direction of the proposed access. These were classified as 'slight' in severity.

The LHA has considered the circumstances of the above PICs and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Internal Layout

The LHA note from the proposed site plan (drawing number 02d) that the Applicant is proposing two to three bedrooms for each plot. [Table 28](#) of the LHDG states that for dwellings with up to three bedrooms, two off-street parking spaces should be provided.

The LHA is satisfied that the Applicant has provided sufficient provision for both plots. The LHA will therefore seek to secure the off-street parking via condition below.

Conditions

- 1) No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed site and block plan drawing number 02d 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) The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Proposed site and block plan drawing number 02d. 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 (2024).

Informatives

- 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
25 March 2026

Case Officer
Ania Mokrani

Reviewer
AS

Date issued
24 April 2026