

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/00355/FUL

Highway Reference Number: 2025/0355/04/H/R1

Application Address: 11 Sapcote Road Burbage Hinckley Leicestershire LE10 2AS

Application Type: Full

Description of Application: Re-consultation. Demolition of existing bungalow and construction of 3 new dwellings

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**GENERAL DETAILS**

Planning Case Officer: Laura Ashton

Applicant: Mr Graham Linney

County Councillor: Burbage ED - Cllr Barry Walker

Parish: Burbage

Road Classification: Class B

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**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 re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

*‘Demolition of existing bungalow and construction of 3 new dwellings.’*

The proposals are at 11 Sapcote Road, Burbage, Hinckley, Leicestershire, LE10 2AS.

The LHA previously responded to the LPA on 1 May 2025 requesting further information, this included:

- A revised, scaled drawing demonstrating access width in accordance with the LHDG; and
- A revised, scaled visibility splay drawing for plots 1 and 2 in accordance with the LHDG.

In response to the LHAs previous observations, the Applicant has provided the following documents:

- Proposed visibility splays, drawing number 9169-03-06 Rev A; and
- Proposed site plan, drawing number 9169-03-01 Rev D.

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.

These observations should be read in conjunction with the LHAs previous observations provided to the LPA on 1 May 2025.

### **Site Access**

The LHA have reviewed the submitted documents and are satisfied that the effective access width and distance behind the highway now complies with [Table 13](#) of the LHDG.

Whilst the LHA were satisfied that visibility splays were previously in accordance with [Table 6](#) of the LHDG, the Applicant has provided an amended visibility splay drawing demonstrating the access amendments provided do not affect the visibility splays in either direction from the access.

The LHA can also confirm the proposed access amendments would not affect the access to the east which serves plot 3, in terms of effective access width and visibility splays when compared to the LHDG standards.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements and parking and turning facilities for all plots as shown on Proposed Site Plan, drawing number 9169-03-01 Rev D 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, and that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays as shown on Proposed Visibility Splays, drawing number 9169-03-06 Rev A have been provided. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as the access drive and any turning space has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

4. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (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.

**Date Received**  
**13 May 2025**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**DH**

**Date issued**  
**28 May 2025**