

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: 25/00396/OUT

Highway Reference Number: 2025/0396/04/H

Application Address: Sherwood Nutts Lane Hinckley Leicestershire LE10 3EG

Application Type: Outline (with access)

Description of Application: Outline planning permission for residential development of up to 2 dwellings (All matters reserved except for access)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr J Smith

County Councillor: Hollycroft ED - Ann Pendlebury CC

Parish:

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 25/00396/OUT which seeks permission for Outline planning permission for residential development of up to 2 dwellings (All matters reserved except for access) at Sherwood Nutts Lane Hinckley Leicestershire LE10 3EG.

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

- Application Form.
- LFA Design & Access Statement.
- LFA Illustrative Site Plan. Drawing Number PL-03.

The LHA note the following relevant planning history at the site:

- 20/00329/OUT | Erection of detached bungalow (Outline - all matters reserved). Permitted May 2020.

- 21/00526/REM | Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 20/00329/OUT for one dwelling. Permitted August 2021.

It is understood the planning permission has now lapsed for the above applications.

Site Access

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

It is understood from the submitted Design & Access Statement that the existing use of the site is for various outbuildings and sitings of caravans, which will be removed as part of this application.

As to be in accordance with guidance set out in Table 13 of the Leicestershire Highway Design Guide (LHDG) which is available at <https://www.leicestershirehighwaydesignguide.uk> an access serving 2-5 dwellings is required to be 4.25m wide for a minimum distance of 5m behind the highway boundary.

The LHA have reviewed drawing PL-03 (Illustrative Site Plan) and note a width in excess of this guidance, which is therefore acceptable to the LHA.

Whilst not demonstrated, the LHA has undertaken its own assessment of the achievable visibility splays at the site access, and the LHA is satisfied that adequate visibility measured from a 2.4m setback distance from the edge of the carriageway, is achievable in accordance with Table 6 of the LHDG within the extents of the highway boundary.

The Applicant should note the requirements regarding access for refuse collection below, however, this is not a material consideration for the LHA.

- a minimum drive width of 5m;
- providing turning heads within the site; and
- constructing the drive so it can carry a refuse vehicle.

As the access width is above 3.7m the access is suitable to cater for emergency vehicles.

Highway Safety

There have been two recorded Personal Injury Collisions (PICs) within 500m of the site access in either direction within the most recent five-year period for which data is available, both of 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

Whilst the internal layout is not to be considered as part of this outline application the Applicant should note Table 28 of the LHDG, shown below.

Table 28: Residential Parking Standards

Use Class	Number of Bedrooms (Class C3) or Number of Residents (HMOs)	Minimum Required Number of Parking Spaces (excluding visitor parking)
C3 (a), (b), (c) dwelling	Up to 3 bedrooms	2 per dwelling
C3 (a), (b), (c) dwelling	4 or more bedrooms	3 per dwelling
C4 - Houses in Multiple Occupation (HMO)	Up to 6 residents	3 per dwelling minimum where planning permission is required, but up to 6 desired.
Suis Generis – HMO with more than six residents	More than 6 residents	1 per resident (E.g. 12 residents require 12 parking spaces)

In accordance with the LHDG parking spaces should be 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.

If garages are to be used as part of parking provision, measurements should align with the LHDG, as set out below.

Garages should have the following minimum internal dimensions.

- Standard single = 6m x 3m, with minimum door width of 2.3m.
- Additional accessibility requirements = 6m x 3.3m with minimum door width of 2.8m.
- Double = 6m x 6m, with minimum door width of 4.2m.

Transport Sustainability

The site is located in the town of Hinckley. Which offers access to some key services such as shops, restaurants and opportunities for leisure.

There are bus stops approximately 650m from the site, offering services to Leicester. There is also a train station in Hinckley which offers services to Leicester, Derby, Nottingham, Sheffield and London.

The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Illustrative Site Plan drawing number PL-03 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 access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 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).

3. 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 (2024).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. 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).

5. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway 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
6 May 2025

Case Officer
Amy Stone

Reviewer
BD

Date issued
16 May 2025