



mode  
transport planning

Ms Hannah Hufford

# Shericles Farm Transport Note

December 2025



Ms Hannah Hufford

# Shericles Farm

## Transport Note

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328272

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## 1. Introduction

- 1.1.1 mode transport planning (mode), has been commissioned by Marrons on behalf of the client, Ms Hannah Hufford, to prepare a Transport Note (TN) in support of a planning application for a new residential dwelling (Use Class C3) on land at Shericles Farm, Kirkby Road, Desford, Leicestershire, LE9 9JX, which will be referred to herein as the 'site'.
- 1.1.2 The proposed development seeks to deliver a detached self-build dwelling with associated parking and landscaping.
- 1.1.3 The local planning authority is Hinckley and Bosworth Borough Council, and the local highway authority is Leicestershire County Council.
- 1.1.4 The purpose of this TN is to present the existing transport context, before providing details of the proposed development; including design considerations, access, servicing, and parking arrangements.

## 2. Existing Situation

### 2.1 Site Location, Existing Use and Surroundings

- 2.1.1 The application site is a parcel of land which is currently in use as a parking and storage area, situated alongside the existing dwelling at Shericles Farm, as shown in Figure 2.1. A location plan denoting the site extent is shown in **Appendix A** along with the associated land in **Figure 2.2**.

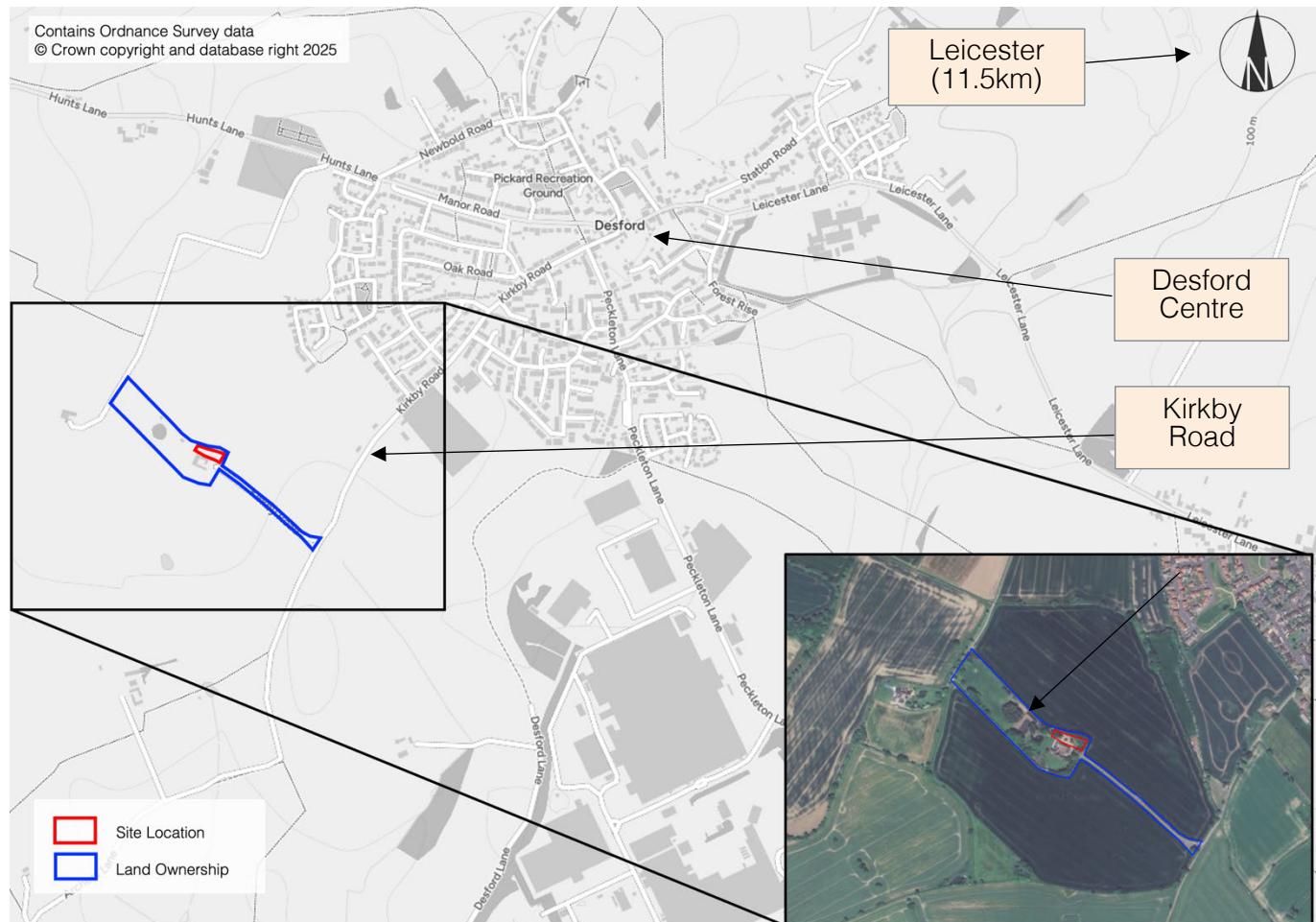
**Figure 2.1 Application Site**



Source: mode

2.1.2 The site is located approximately 1km to the southwest of Desford Village centre and approximately 11.5km west of Leicester. The area immediately surrounding the site is occupied by agricultural land, whilst the area to the east of the site is residential in character. Figure 2.2 presents the site's location in respect of the surrounding area and highway network.

**Figure 2.2 Site Location**



## 2.2 Means of Access and Local Road Network

2.2.1 The site takes vehicle access from a private driveway off Kirkby Road, as shown in Figure 2.3.

Figure 2.3 Private Driveway Leading to the Site



Source: mode

### Kirkby Road

2.2.2 Kirkby Road forms part of the adopted highway maintainable at the public expense (HMPE) and grants access to the site via a private driveway. It routes in a north-to-south alignment towards Kirkby Mallory; providing a vehicular connection between Desford and the small number of residences located beyond the village settlement boundary.

2.2.3 Signage is displayed on Kirkby Road upon approach to the edge of the settlement boundary stating: 'Unsuitable for motor vehicles' as shown in Figure 2.4. This is advisory signage to denote the change in road character of Kirkby Road from this point onwards; warning motorists to expect potentially hazardous road conditions for example, rougher terrain / a change in surface treatment, constrained widths, varying gradients or other hazards, but this is not a prohibition to its use. Beyond the settlement boundary of Desford, Kirkby Road is absent of footways and street lighting.

2.2.4 Currently, Kirkby Road serves only a handful of dwellings which are located beyond this sign, including the application site; therefore, it experiences very low traffic volumes. The proposed development is a self-build scheme for our client, who is extremely familiar with the surrounding road network and has utilised this road for many years without issue. Furthermore, the proposal seeks to deliver a single dwelling, which will result in an imperceptible change to traffic volumes on Kirkby Road.

**Figure 2.4 Application Site**



Source: mode

2.2.5 The residents who live along the post settlement section of Kirkby Road have been using this section of the highway for a prolonged period of time with no issues; as is the case for service and delivery vehicles serving these dwellings.

### 2.3 Proposed Changes to Kirkby Road tied to Application 22/01227/OUT

2.3.1 A parcel of land approximately 250m to the east of the site has received planning consent for up to 120 residential dwellings (Planning Ref 22/01227/OUT), decided 29<sup>th</sup> March 2023. The scheme is to come forward with new pedestrian infrastructure, enhancing connectivity to the centre of Desford by way of a new footway on the southern side of Kirkby Road, forming a link to Desford Primary School. These improvements provide a benefit to pedestrians who use Kirkby Road, including future residents of the application site.

2.3.2 Furthermore, application 22/01227/OUT poses a reconfiguration of Kirkby Road to deliver a new access junction into the consented development (see Figure 2.5). The proposed alterations include ensuring the current access to the client's site at Shericles Farm is retained. The planned residential settlement and proposed works to Kirkby Road are considered to offer betterment to both vehicular and pedestrian users; including future residents at the application site, due to the planned lighting scheme, widening and improved surface treatment.

Figure 2.5 Proposed Alterations to Kirkby Road (22/01227/OUT)

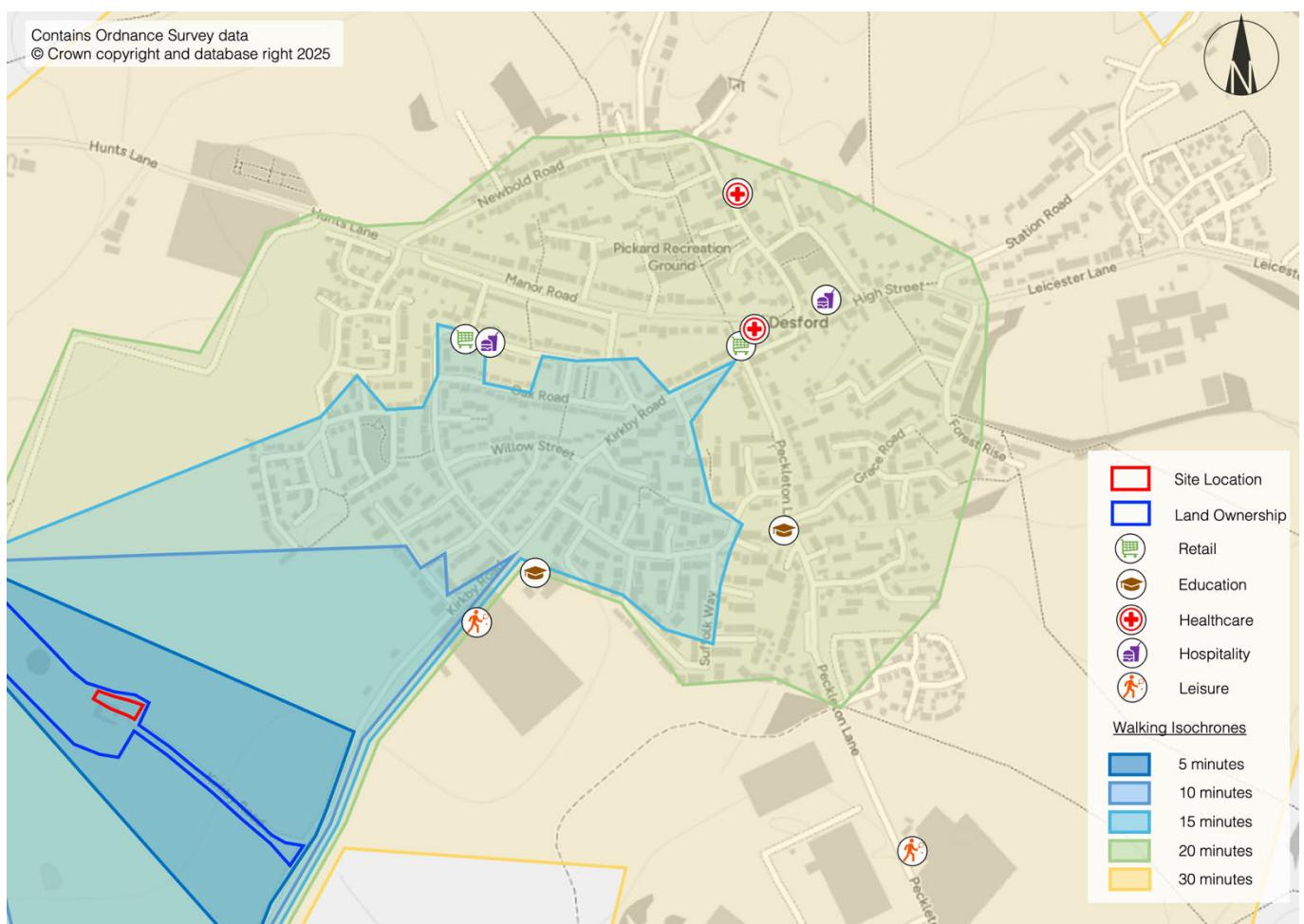


Source: ADC Infrastructure

## 2.4 Accessibility

- 2.4.1 A host of local facilities and amenities can be accessed within a 15-20-minute walk from the site, as shown in Figure 2.6. This includes access to bus stops within the village centre, (approximately 15-minute walk) which are served by the Arriva bus no.153 service, operating on a half hourly service between Market Bosworth and Leicester City Centre.
- 2.4.2 The proposed improvements to Kirkby Road will offer a betterment to pedestrian connectivity to and from the amenities.

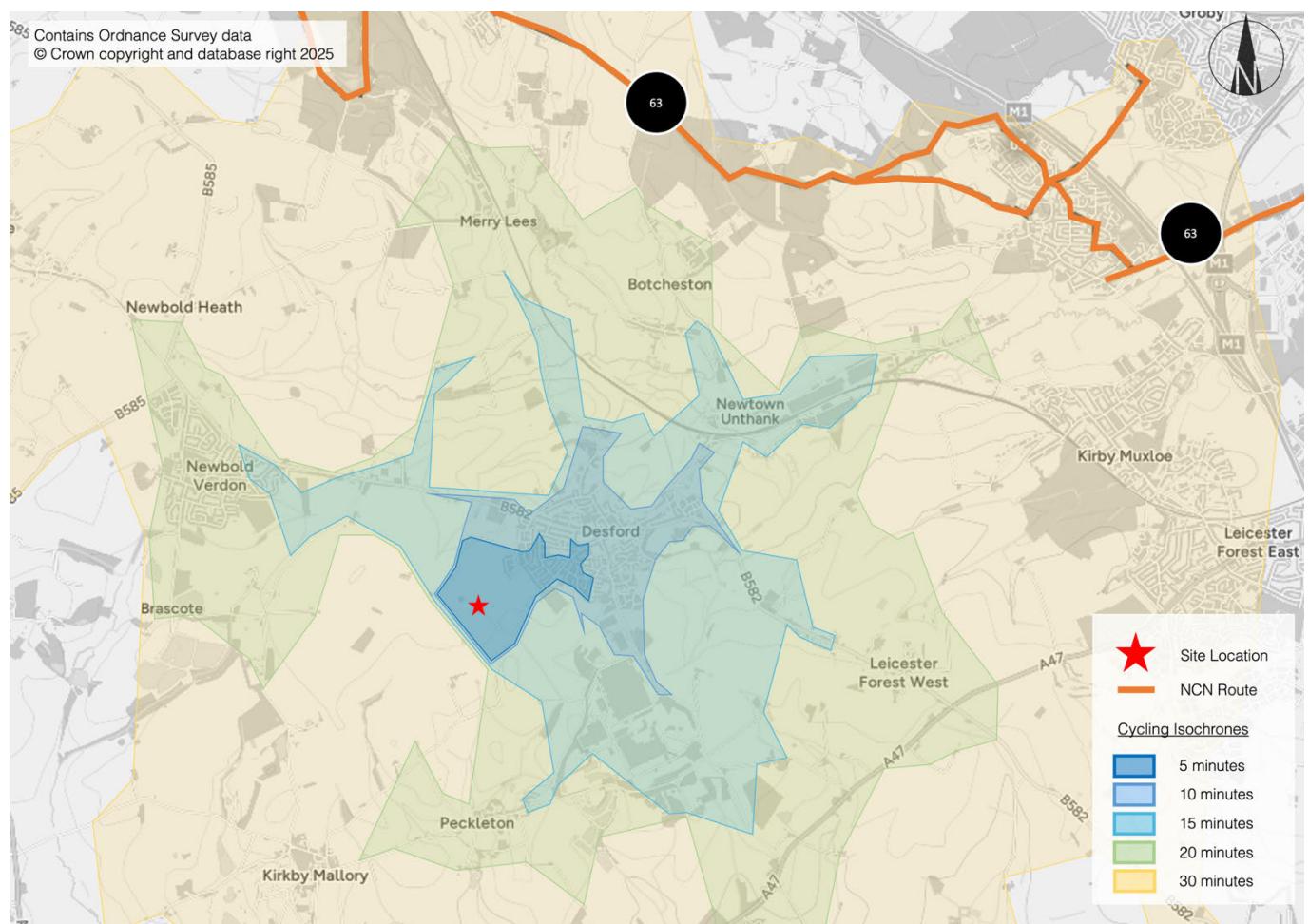
Figure 2.6 Walking Distance to Local Amenities



Source: mode with Open Streetmap Contributors

2.4.3 Much of the local area offers low-traffic roads and neighbourhood streets, conducive to cycling -  
The entire area of Desford is accessible within 10-minutes via bicycle.

Figure 2.7 Cycling Isochrones



Source: mode with Open Streetmap Contributors

**Table 1.1 Travel Time to Local Amenities**

Amenity/Service	Distance (Metres)	Approx. Walking Time (mins)	Approx. Cycle Time (mins)
<b>Retail</b>			
Post Office	1320	17 minutes	5 minute
Central Co-op Food	1400	18 minutes	6 minute
<b>Education</b>			
Desford Community Primary School	900	11 minutes	4 minute
Topsham House Children's Nursery	1480	19 minutes	6 minutes
<b>Healthcare</b>			
Desford Pharmacy	1410	18 minutes	6 minute
Desford Medical Centre	1700	21 minutes	7 minute
<b>Hospitality</b>			
Desford Fish Bar	1360	17 minutes	5 minute
The Bluebell Inn and Lodge	1575	20 minutes	6 minute
<b>Leisure</b>			
Kirkby Road Park and Play Area	800	10 minutes	3 minute
Sport in Desford	2190	27minutes	9 minutes

Source: mode

## 2.5 Highway Safety

2.5.1 mode has investigated Personal Injury Collision (PIC) data obtained from the 'Crash Map' website, for the local highway network in the vicinity of the proposed development site. National Planning Practice Guidance states that collision records should be interrogated for the most-recent available three-to-five-year period – in this case 2019–24, inclusively.

2.5.2 Within the five-year period reviewed, there were no collisions recorded

2.5.3 The results of the PIC search reveals that there were no recorded PICs, nor any identifiable existing road safety issues anywhere on the highway network in the vicinity of the proposed development site including the connecting extent of Kirkby Road (500m radius). It should be noted in particular, that during the assessed period there were also no recorded collisions to have occurred within the vicinity of the existing site access and private driveway from Kirkby Road.

## 3. Proposed Development

### 3.1 Overview

3.1.1 The proposed development seeks to deliver a single self-build four-bedroom dwelling with associated parking and landscaping, located alongside the existing dwelling at Shericles Farm. The client has expressed that the proposed dwelling is to allow the wider family to live on site.

3.1.2 The layout of the proposed development has been presented in **Appendix B**.

### 3.2 Means of Access

3.2.1 There is no new or amended vehicular access forming part of the proposals; vehicular access to the site will share the existing private driveway off Kirkby Road.

3.2.2 The imperceptible increase in vehicle movements associated with the proposed single dwelling will not give rise to highway safety issues. Existing passing areas are present at both the initial section of the private drive as well as at the threshold of the property curtilage. This allows for clear line of sight of approaching vehicles and for the respective emerging vehicles to wait appropriately. Whilst these facilities exist in the current arrangement, the frequency of their use is seldom seen due to the low level of vehicular movements.

3.2.3 Drawing No. 328727\_001 in **Appendix C** demonstrates the arrangements allowing two vehicles to pass.

**Figure 3.1 Private Driveway and Passing Bay towards Site**



Source: mode

### 3.3 Parking Provision

- 3.3.1 A dedicated parking area will be provided to accommodate 3no. car parking spaces, as well as an adequate manoeuvring area to allow vehicles to enter the site, turn and emerge back onto the highway in a forward gear (see **Appendix C**), in accordance with adopted parking standards. The parking area for the proposed dwelling does not come at the detriment to parking for the existing dwelling – parking provision has been allocated to ensure that both dwellings will have adequate independent parking areas.
- 3.3.2 The proposals support the government aspirations of the uptake in electric vehicles; with this in mind, the property will be equipped with an EV charging point in accordance with Building Regulations Part S: Infrastructure for charging electric vehicles (December 2021).
- 3.3.3 Parking for cycles will be provided in line with adopted parking standards, whereby a shed or cycle storage unit will be afforded within curtilage, forming a secure weatherproof facility allowing for the storage of cycles.

### 3.4 Servicing and Refuse Collection

- 3.4.1 Refuse collection and other servicing will be carried out as per the existing arrangement for Shericles Farm; therefore, the proposal will not be introducing anything ‘new’ to the highway environment.
- 3.4.2 An access road is to be maintained between the existing and proposed dwelling to allow for access to the rear of both properties. Fire appliances can attend within curtilage during emergency situations, with sufficient room available to allow for fire appliances to access all elements of each dwelling.

## 4. Summary

- 4.1.1 The proposals seek to achieve a single dwelling to sit alongside the existing dwelling at Shericles Farm. The proposals represent a small-scale infill development. The characteristics of the area surrounding the site have been presented, which suits the nature of the proposed development, given the adjacent existing and proposed residential uses.
- 4.1.2 An established driveway is already serving the site from Kirkby Road; therefore, no new point of access will be introduced.
- 4.1.3 PIC data has been analysed to reveal there has been no observed collisions in the vicinity of the site within the most recent 5-year period; therefore, indicating no presence of any identifiable existing road safety issues.
- 4.1.4 Refuse collection and other servicing requiring larger vehicles will be carried out as per the existing situation.
- 4.1.5 One additional dwelling in this location will pose an indiscernible increase in vehicle movements on the surrounding road network.

## 4.2 Conclusion

In conclusion, it is considered that the proposed development would provide safe and suitable access for all modes and will not result in a severe residual cumulative impact, nor be prejudicial to highway safety, and is therefore in accordance with the National Planning Policy Framework.

# APPENDICES

# APPENDIX A

## Site Location Plan



NORTH

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Rev. Description Drw. Chk. Date



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Project Details:

Self Build Residence  
Shericles Farm, Kirby Road, Desford  
LE9 9JX  
Ms Hannah Hufford

Drawing Name:

Location Plan

Drawing Stage: PLANNING

Drawn: TJR Check: XXX Date: 06.02.25 Scale: 1:1250

Drawing Number:

25008 DSA ZZ GF DR A 001 X

PROJECT CODE ORIGIN ZONE LEVEL TYPE NUMBER REVISION

RIBA Chartered Practice



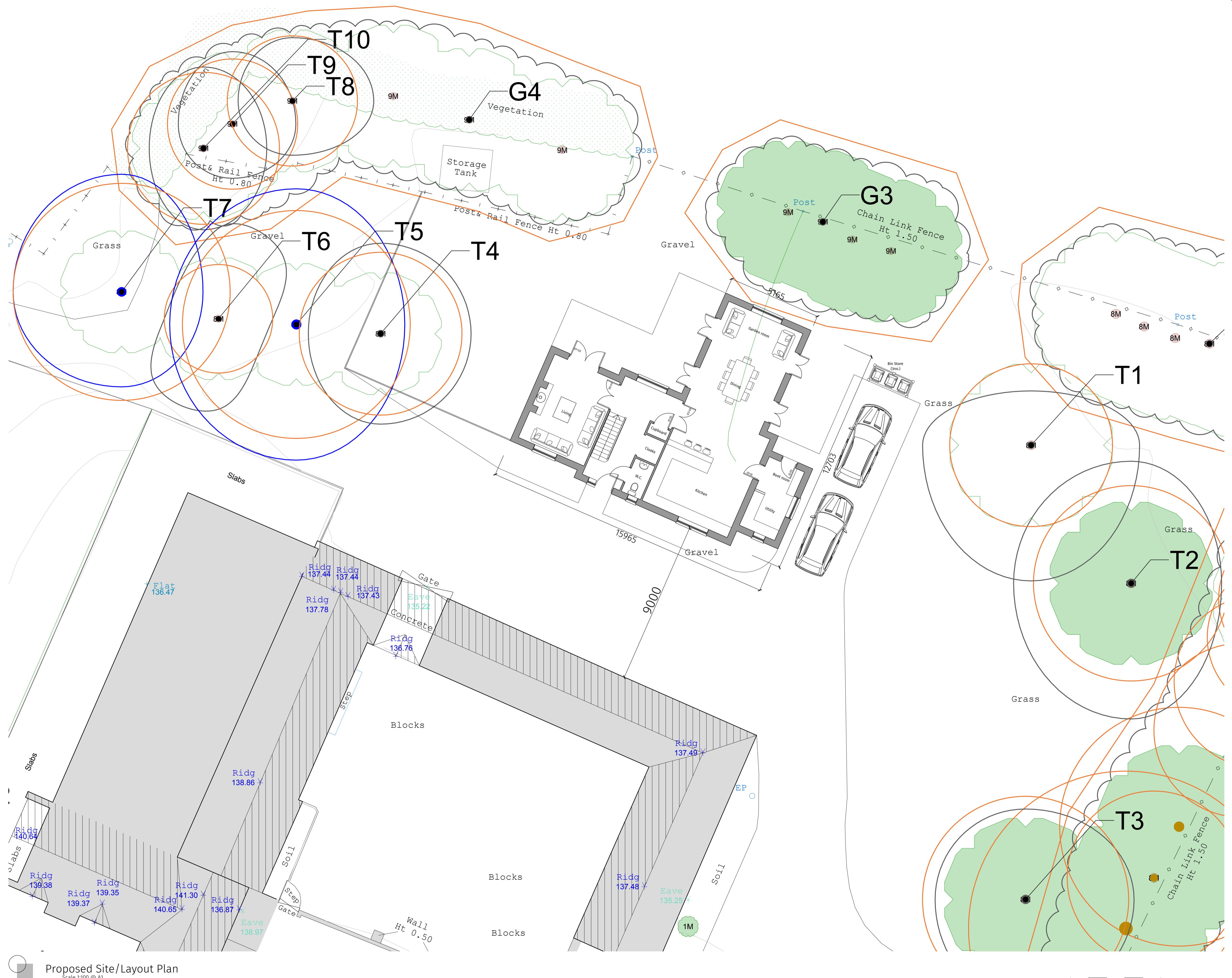
## APPENDIX B

Proposed Development Layout



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Rev. Description Drw. Chk. Date.  
P01 Planning Application Submission CES - 19.11.25



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Project Details:  
Self Build Residence  
Shericles Farm, Desford, Leics  
LE9 9JX  
Ms Hannah Hufford  
  
Drawing Name: Proposed Site Layout  
Drawing Stage: PLANNING  
Drawn: CES Check: XXX Date: 05.11.25 Scale: 1:100  
Drawing Number: 25008 DSA ZZ GF DR A 005 P01  
PROJECT CODE: ORIGIN ZONE LEVEL TYPE POLE NUMBER REVISION  
RIBA Chartered Practice CQMS Safety Scheme  
Last Modified: 19.11.25



East Elevation



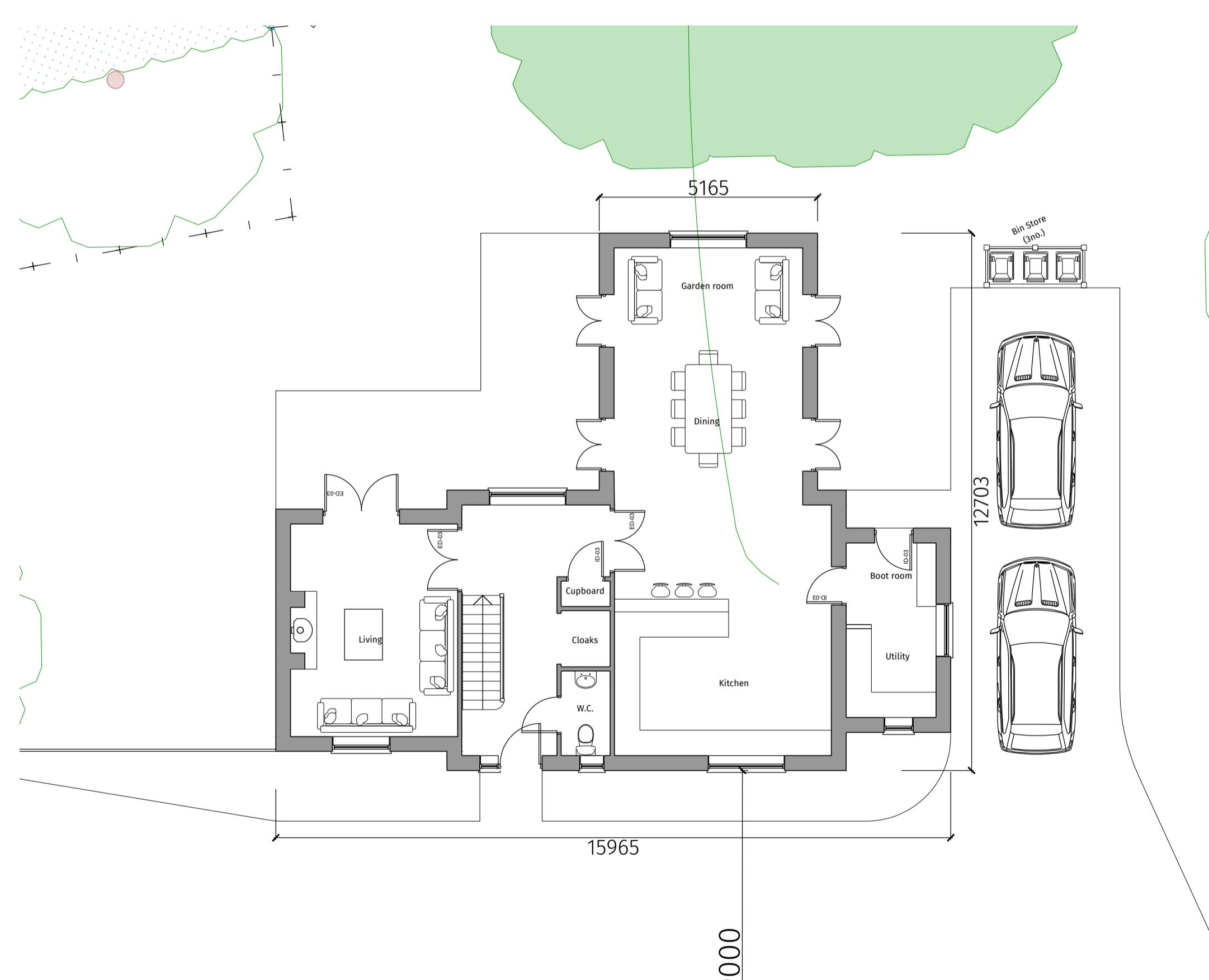
South Elevation



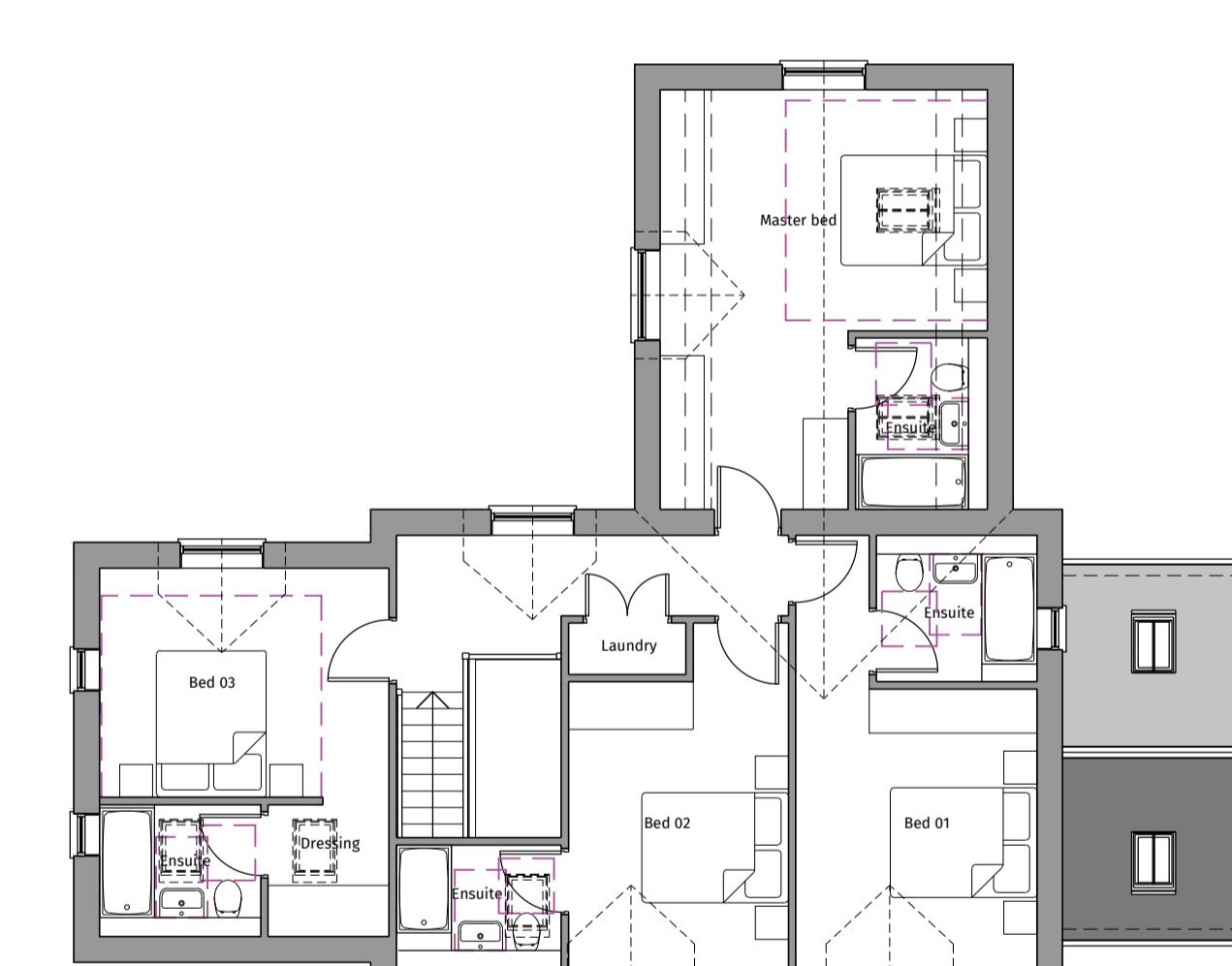
West Elevation



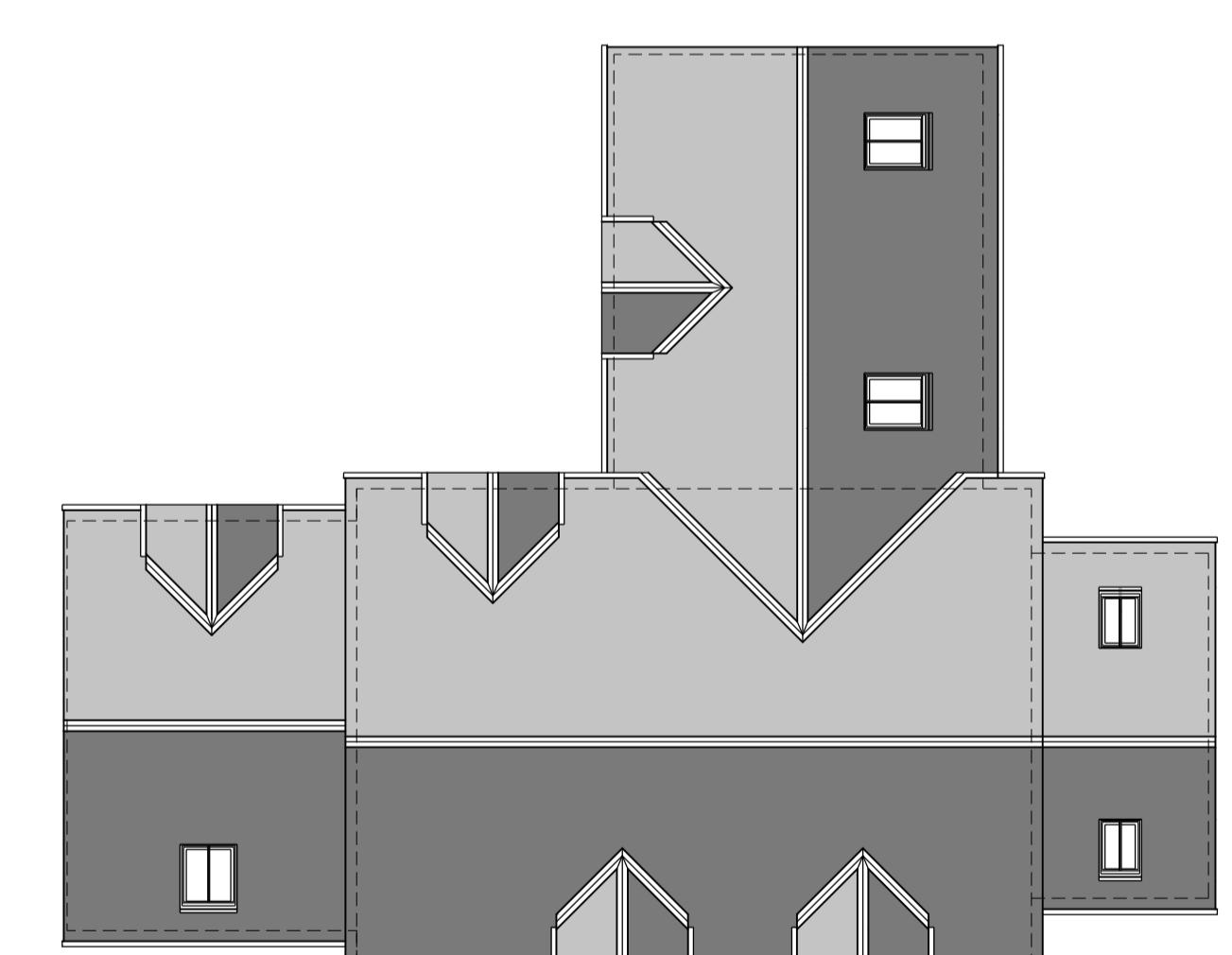
North Elevation



Ground Floor Plan (in context)



First Floor



Roof Plan

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Project Details:

Self Build Residence  
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Ms Hannah Hufford

Drawing Name:  
Proposed Plans & Elevations

Drawing Stage: PLANNING

Drawn: CES Check: XXX Date: 09.05.25 Scale: 1:100

Drawing Number:  
25008 DSA ZZ GF DR A 006 P01

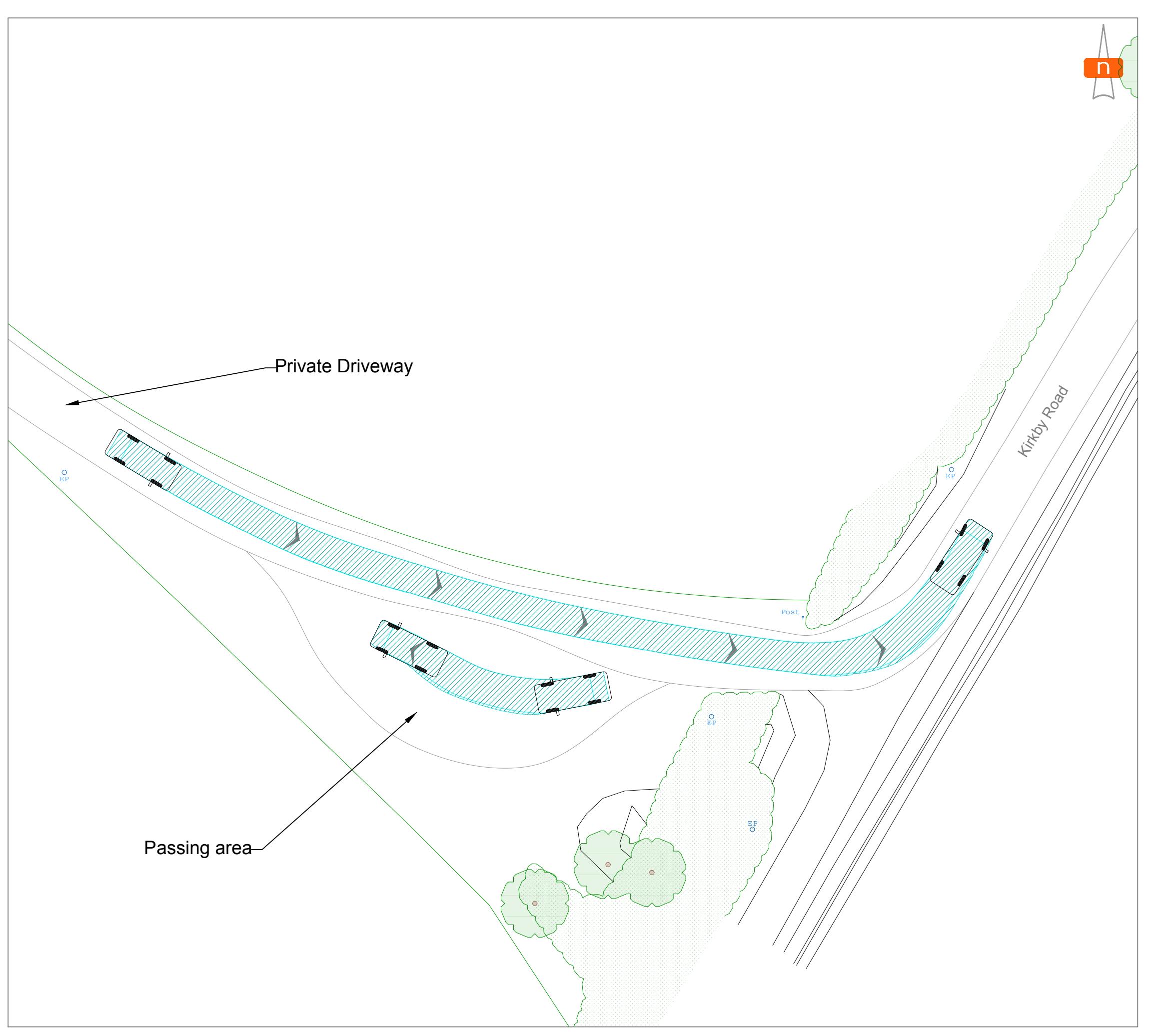
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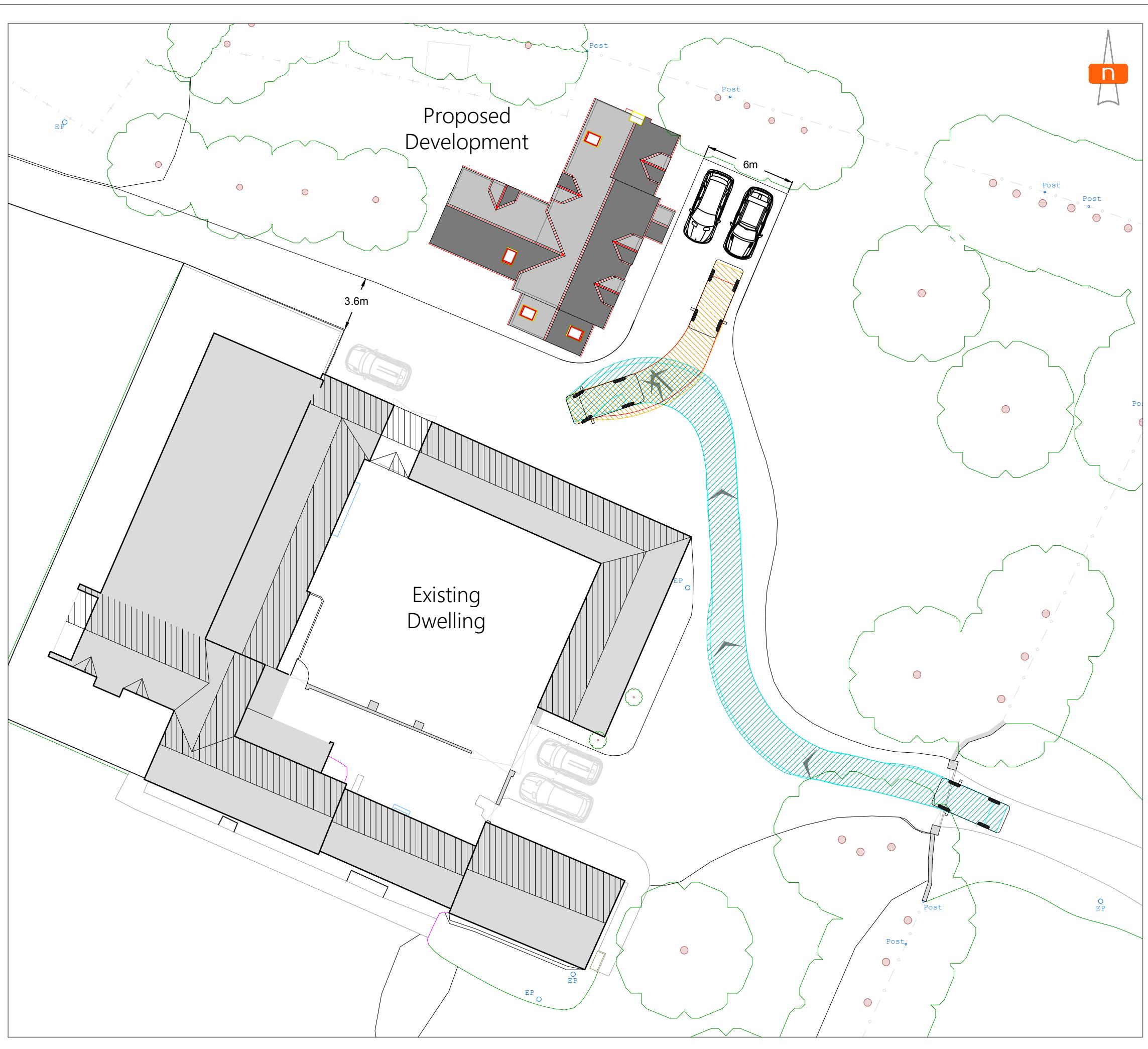
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1:100

# APPENDIX C

## Swept Path Analysis





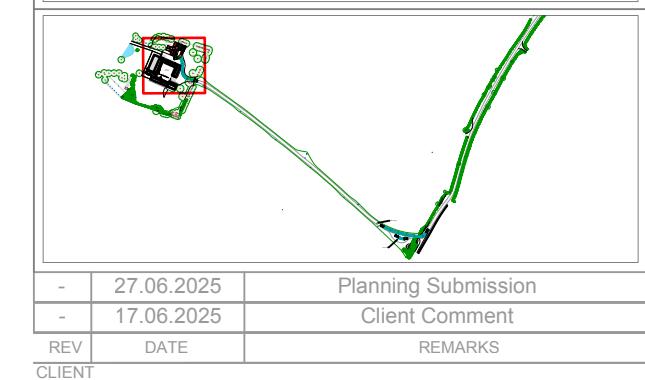
**KEY:**

- Base mapping
- Proposed
- Site Boundary
- Vehicle in forward gear
- Vehicle in reverse gear

**VEHICLE SPECIFICATION:**

Overall Length	4.89m
Overall Width	1.940m
Overall Body Height	1.850m
Min Body Ground Clearance	0.256m
Track Width	1.940m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m

**Toyota Landcruiser SUV**



Ms Hannah Hufford

JOB TITLE  
Shericles Farm, Desford

DRAWING TITLE  
Vehicle Swept Path Analysis -  
Family Car (SUV) Parking Area

DRAWING NO.  
328673-PS-001

DRAWN LM CHECKED BDF  
DATE 27.06.2025 SCALE 1:250 @A3

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