

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: 25/00472/REM

Highway Reference Number: 2025/0472/04/H/R1

Application Address: Forest House Leicester Lane Desford Leicester Leicestershire LE9 9JJ

Application Type: Reserved Matters

Description of Application: Re-consultation. Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01160/OUT for a proposed commercial unit (Use class E(g))

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Julie Clark

County Councillor: Markfield, Desford & Thornton ED - Charles Whitford CC

Parish: Desford

Road Classification: Class B

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:

'Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01160/OUT for a proposed commercial unit (Use class E(g)).'

The proposals are at Forest House, Leicester Lane, Desford, Leicestershire, LE9 9JJ.

The LHA previously responded to the LPA on 2 July 2025 requesting further information. This included:

- Revised parking drawing considering car and HGV provision;
- Swept Path Analysis Drawing;

- Parking Space Dimensions and Aisle Width; and
- Public Rights of Way Mitigation during Construction.

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

- Drawing 'Public Right of Way Details', drawing number 8658_0302_1010 Rev PL1;
- Email with Further Information dated 9 July 2025; and
- Drawing 'Proposed Site Plan', drawing number 8658_0302_1001 Rev PL2.

Internal Layout

The LHA previously stated that the Applicants were proposing to provide 18 off-street parking spaces, whilst there were to be 19 members of staff at the site. The Applicant has stated within the email dated 9 July 2025:

'Two of the 19 members of staff live at Forest House, so will not be driving to site. Therefore, there are 17 off-street parking spaces + 1 disabled space, which is in line with LHDG requirements.'

Given the above and the proposals are in-line with the LHDG standards no further information is required in relation to the quantum of off-street parking for cars.

In relation to vehicle swept path analysis for larger vehicles, the Applicant has stated the following in the email dated 9 July 2025:

'HGV parking and turning: the building is purpose-designed for the small-scale lighting manufacturer who will be occupying it. Their products are brought in by light goods fixed wheel base vans. Although MEC's access drawing shows the swept path to accommodate a HGV, HGVs will not be coming onto site. I have instead shown the swept path for an FTA light goods rigid van, to park up and turn on the gravel at the front of the building'

The subsequent tracking has been demonstrated on drawing 'Proposed Site Plan', drawing number 8658_0302_1001 Rev PL2. This is acceptable to the LHA.

The LHA previously stated within their observations provided to the LPA on 2 July 2025 that:

'The Applicant has demonstrated cycle parking on drawing 'Proposed Site Plan', drawing number 8658_0302_1001 Rev PL1. However, these should be of a 'Sheffield' type or similar, this can be secured via condition.'

The Applicant has stated within the email to the LPA on 9 July these will be of a Sheffield type and have indicated this on the revised drawing 'Proposed Site Plan', drawing number 8658_0302_1001 Rev PL2. This is acceptable to the LHA.

Condition 12

As part of the original outline application granted under 22/01160/OUT, condition 12 was imposed on the Decision Notice in order to seek mitigation measures for the Public Right of Way that runs through the site.

The Applicant has provided a detailed, scaled drawing seeking to overcome issues raised by the LHA as part of this application. These are currently being reviewed and the LHA will respond to this matter shortly.

In relation to all other matters set out above, the LHA would not seek to resist the proposals subject to the following condition.

Conditions

1. The development hereby permitted shall not be brought into use until such time as the parking, turning and cycle parking facilities have been implemented in accordance with Proposed Site Plan', drawing number 8658_0302_1001 Rev PL2. Thereafter the onsite parking, turning and cycle provision shall be kept available for such use 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. To enable vehicles to enter and leave the site in a forward direction, and that secure cycle parking is provided in the interests of highway safety and to promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Date Received
1 August 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
15 August 2025