

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00773/FUL

Highway Reference Number: 2026/0773/04/H

Application Address: 89 Shilton Road Barwell Leicester Leicestershire LE9 8BP

Application Type: Full

Description of Application: Change of use of part of the existing dwellinghouse (Use Class C3) and associated garage/workshop buildings from residential use to private educational use (Use Class F1(a)), providing classroom and teaching facilities for a maximum of 20 children. Addition of a single storey rear extension and associated works

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mrs Laura Moore

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

Road Classification: Class C

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on an application seeking the change of use of part of the existing dwellinghouse (Use Class C3) and associated garage/workshop buildings from residential use to private educational use (Use Class F1(a)), providing classroom and teaching facilities for a maximum of 20 children with the addition of a single storey rear extension and associated works. The site is located at 89 Shilton Road, Barwell, Leicestershire, LE9 8BP.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Application Form;
- Block & Location Plan, drawing number 005;
- Existing Plan, drawing number 001;
- Proposed Plan, drawing number 003;

- Existing Elevations, drawing number 002;
- Proposed Elevations, drawing number 004; and
- Planning Design and Access Statement.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](https://www.leicestershirehighwaydesignguide.uk/highway-development-management)) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:
<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

The site is located on Shilton Road which is an adopted, classified C-road subject to a 30mph speed limit and 7.5t weight restriction. It does not appear that the Applicant is proposing any amendments to the existing access arrangements.

The LHA carried out a site visit on 10 September 2026 and measured the access to be 5m wide with visibility splays of 2.4m by 49m south-west and in excess of 2.4m by 80m north-east.

The LHA believes that the proposed development is an intensification of use. As such, the LHA request that a scaled access drawing is provided with details including width, radii and surfacing in accordance with [Table 13](#) of the LHDG.

As part of any application, the Applicant will need to demonstrate a safe and suitable access to the site can be achieved. Vehicular visibility at the site accesses will need to be in line with [Table 6](#) of the LHDG.

The LHA request the Applicant to undertake a speed survey in the vicinity of the site access in order to demonstrate that appropriate visibility, in line with the 85th percentile speeds of passing traffic can be achieved. A permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council (LCC) offer a data collection service including a large traffic count database. Details of the services available can be obtained by contacting ndi@leics.gov.uk.

A scaled drawing should then be submitted demonstrating the appropriate visibility splays for the 85th percentile speeds as per Table 6 of the LHDG and designed in accordance with [Table 7](#) of the LHDG.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been two recorded collisions along the length of Shilton Road which were classed as 'slight' in severity. The LHA consider there are no patterns of PICs that are likely to be exacerbated by the proposed development.

Trip Generation

The Applicant is proposing the change of use of part of the existing dwellinghouse (Use Class C3) and associated garage/workshop buildings from residential use to private educational use (Use Class F1(a)), providing classroom and teaching facilities for a maximum of 20 children. The Applicant has stated on the Application Form:

'A small-scale educational activity is also undertaken within part of the property, currently accommodating approximately 5 children.'

The existing dwelling consists of three bedrooms which will remain as part of the proposals.

The LHA request that a trip generation exercise is completed for each use type of the development in order to determine the likely number of two-way trips during the AM (08:00-09:00) and PM (17:00-18:00) peak periods. The trip generation should be a comparative exercise with the extant use type.

The LHA would like the Applicant to submit a detailed Transport Management Plan as suggested in the Planning, Design and Access Statement, detailing:

- staff numbers;
- staff parking arrangements;
- visitor parking;
- pupil transport arrangements;
- designated arrival and collection periods;
- taxi/private-hire arrangements;
- vehicle waiting arrangements;
- on-site turning and manoeuvring;
- pedestrian routes;
- staff supervision;
- instructions to transport providers and parents/carers; and
- measures to discourage routine waiting or queuing on Shilton Road.

Internal Layout

The LHA note that there is an existing parking area with seven existing spaces to be retained and no further parking provision proposed.

A dwelling with up to three bedrooms requires two parking spaces as per [Table 28](#) of the LHDG.

Internally, for the proposed F1(a) use class of learning and non-residential institutions, the LHA require parking spaces to be provided in accordance with [Table 29\(d\)](#) of the LHDG. For a site with up to 750sqm, this requires one parking space per staff member plus three additional spaces for the site.

Additionally, sufficient drop-off / pick-up spaces with turning provision are required off-street to reasonably mitigate impacts on local streets and residential amenity.

The Applicant has not included any details of staff numbers. The LHA require the maximum number of staff that will be on site at any one time based on the maximum capacity of 20 children. This should include a revised scaled drawing demonstrating the required parking provision in accordance with the LHDG, including a drop-off area with turning provision to allow vehicles to access and egress the site in a forward gear.

Parking spaces should measure a minimum of 2.4m x 5.5m with an additional 0.5m width on each side where bound by a wall/ hedge/ fence etc.

Transport Sustainability

The site is located within 50m of bus stops served by frequent bus services between Leicester, Coventry and Nuneaton. The LHA considers the proposals in a good location for staff to walk, cycle and use public transport to access the site.

Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Date Received
4 September 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
18 September 2026