

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: 25/00542/FUL

Highway Reference Number: 2025/0542/04/H/R1

Application Address: Trout Ponds Farm Twycross Road Sheepy Magna Leicestershire

Application Type: Full

Description of Application: Re-consultation. Proposed change of use of existing livery buildings and hardstanding to storage and distribution (Class B8)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr R Davies

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

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

'Proposed change of use of existing livery buildings and hardstanding to storage and distribution (Class B8).'

The proposals are at Trout Ponds Farm, Twycross Road, Sheepy Magna, Leicestershire.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location Plan;
- Proposed Parameters Plan, drawing number 2023-1043-CoU-210A;

- Proposed Site Plan, drawing number 2023-1043-CoU-200D;
- Proposed Plans – Barns, drawing number 2024-1043-CoU-201A;
- Highways & Transport Technical Note dated April 2025.

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.

Site Access

The proposed development site is located to the west of Sheepy Magna and currently functions as an agricultural farm, forming part of the larger Holly Lodge Farm Estate. Existing access to the site is currently provided via Rodney Gardens which adjoins Twycross Road. This access arrangement is proposed to be retained as part of the development proposals with no access amendments. Twycross Road is an adopted classified B road (B4116) and is subject to a 30mph speed limit.

The LHA are satisfied the access arrangements are suitable for the scale of the development.

Highway Safety

The Applicant has provided Crashmap data from 2019 to 2023. Given this data is almost two years out of date the LHA have reviewed their own Personal Injury Collision (PIC) data for the last five-year period.

Having reviewed its PIC database three PICs were identified within 500m of the access in any direction. All three were classed as slight in severity, only one of these involved a turning manoeuvre. None of these PICs were in the immediate vicinity of the access where it joins Twycross Road.

After reviewing the PIC data, the LHA can find no patterns or trends. The LHA are therefore of the opinion that there are no existing highway safety issues that would likely be exacerbated by the proposals.

Trip Generation

The Applicant has provided within the document titled 'Highways & Transport Technical Note (HTTN)' that the existing farm creates 68 two-way trips a day, with four arrivals and five departures within the AM / PM peaks.

The Applicant has also provided TRICS data based upon 455sqm of warehousing use (B8), this demonstrated 29 two-way trips daily with one trip in each of the AM and PM peaks. Given the extant use would generate trips in its own right, plus the small scale of the development, this is acceptable to the LHA in these site-specific circumstances.

Internal Layout

The access drive within the site is approximately 4.3m in width, as such the LHA would request the Applicant considers passing bays within the site. However, given this is within private land the LHA would consider this to be a site management issue.

[Table 29\(a\)](#) of the LHDG states that for B8 storage and distribution for up to 2500sqm of floor space off-street parking spaces should be provided at a ratio of 1/100sqm with one HGV space per 400sqm. However, the Applicant has confirmed no HGV would be required to visit the site.

The drawing titled 'Proposed Site Plan', drawing number 2023-1043-CoU-200D demonstrates there are eight off-street parking spaces proposed, this is acceptable to the LHA.

The drawing titled 'Proposed Site Plan', drawing number 2023-1043-CoU-200D also demonstrates the off-street parking spaces accord with [Figure 44](#) of the LHDG in terms of dimensions and turning.

For the reasons stated above, the LHA would not seek to resist the proposals subject to the following condition.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan', drawing number 2023-1043-CoU-200D. Thereafter the onsite parking and turning 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 and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Date Received
15 September 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
16 September 2025