

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: 25/00027/OUT

Highway Reference Number: 2025/0027/04/H/R3

Application Address: Land East of Bosworth Water Park Wellsborough Road Market Bosworth Leicestershire

Application Type: Outline (with access)

Description of Application: Re-consultation. Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding venue. (All matters reserved except for access)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Toby Riley

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Market Bosworth

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 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 Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on an outline application for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding venue on land east of Bosworth Water Park, Wellsborough Road, Market Bosworth. All matters other than access are reserved at this stage.

The LHA previously advised within its observations dated 14th November 2025 that should the Applicant provide further details in respect of conference trips during the peak hours, the LHA may be able to issue a final response on the proposals.

The LPA has subsequently confirmed to the LHA in an e-mail dated 20th November 2025 that the description of the application has been changed to remove reference to a conference centre. On this basis, the LHA advises that it has no further comments to make on the proposals as on the

basis the site would not be used for conferences, it is satisfied that the traffic impact of the development requires no further assessment in the peak hours.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development shall be occupied until such time as the offsite works shown on ADC Infrastructure drawing number 3381 ZZ XX DR XX 0101 S1 Rev. P04 have been implemented in full.

REASON: To mitigate the impact of the development, in the general 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 vehicular visibility splays of 2.4 metres by 27 metres to the north and 2.4 x 160 metres to the south 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).

4. 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 vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 20 metres of the highway boundary, nor shall any be erected within a distance of 21 metres of the highway boundary unless hung to open away from the highway.

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).

5. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the

highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

Date Received
24 November 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
25 November 2025