

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: 25/00724/FUL

Highway Reference Number: 2025/0724/04/H

Application Address: Lagos Cottage 18 Burton Road Wellesborough Twycross Atherstone
Leicestershire CV9 3PR

Application Type: Full

Description of Application: Erection of a dwelling (Class C3) and associated works

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr L Elphick

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Twycross

Road Classification: Class A

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 on a full planning application for the erection of a single three-bedroom dwelling including the provision of a new dropped kerb vehicle crossover, on-plot turning facilities and car and cycle parking. The proposals are to be located at Lagos Cottage, 18 Burton Road, Wellesborough, Twycross, Atherstone.

The LHA note that it has previously provided pre application advice for a single dwelling and three dwellings dated 19th October 2023 and 27th March 2024 respectively.

These highway comments are in response to the following documents which have been submitted to the Local Planning Authority (LPA), in this instance Hinckley & Bosworth Borough Council.

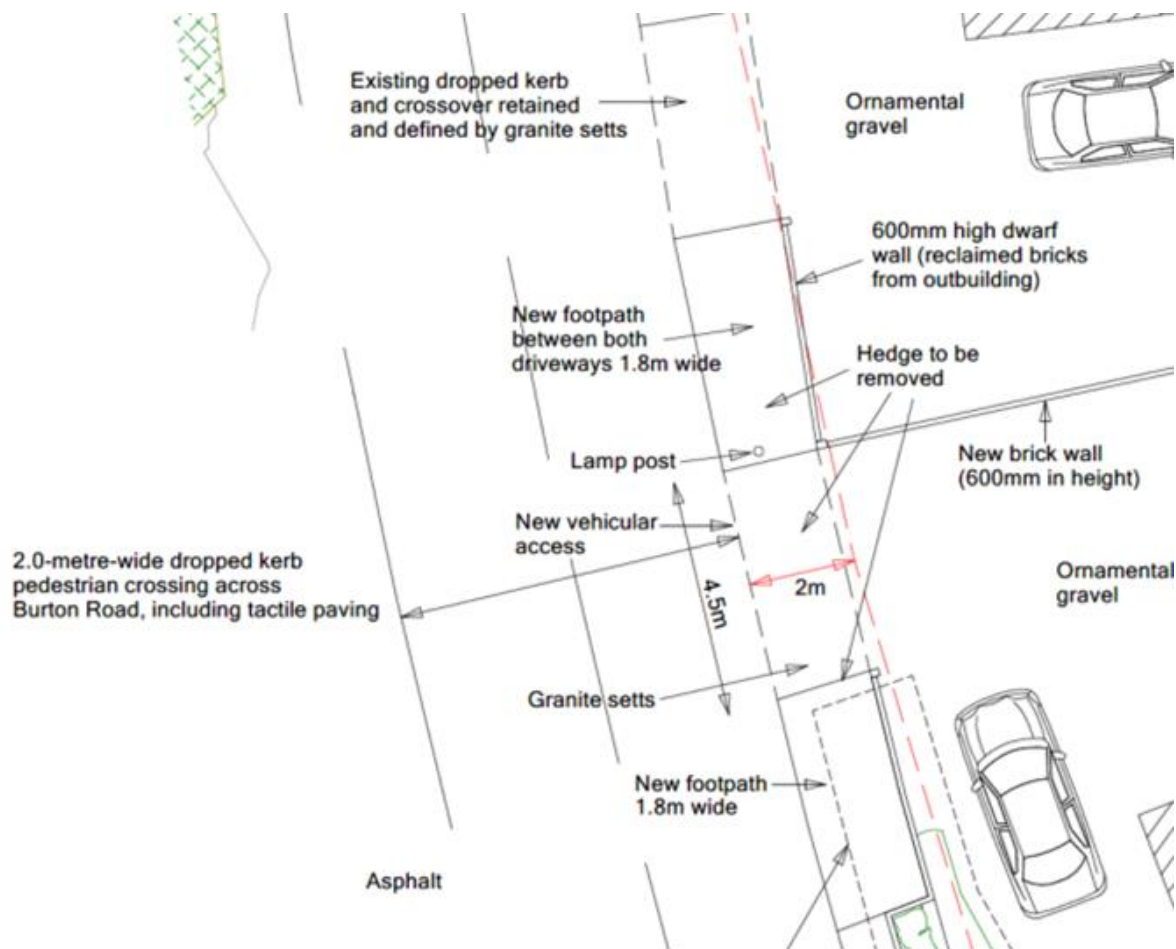
- Site Location Plan dated 16th June 2025;
- Proposed Site Plan, drawing no. 25/3278/01 Rev E dated June 2025; and
- Technical Note (TN) on Access prepared by Highgate Transportation Ltd dated July 2025.

Site Access

The proposed vehicle access to the dwelling is located off the A444 Burton Road, which is an A classified road, subject to a 30-mph speed limit in the vicinity of the site, however which increases to 50mph approximately 100m north of the site.

The proposed access is demonstrated on the Proposed Site Plan drawing no. 25/3278/01 Rev E and comprises of a 4.5m wide dropped kerb vehicle crossover. The proposal also includes the provision of a length of 1.8-metre-wide footway on the east side of Burton Road together with a 2.0-metre-wide dropped kerb pedestrian crossing point, including tactile paving. The Applicant has stated that this is proposed due to a request from Harborough District Council.

Based on the LHA's current design standards, a new access on a classified road must be a minimum of 2 transition kerbs and 7 flush kerbs:



Traffic surveys were undertaken between 7th February and 13th February 2025 via an Automatic Traffic Count (ATC) to establish 85th percentile speeds upon which visibility splays should be based in accordance with <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-and-design/visibility-splays>. The results of the survey are summarised in Table 1 and 2 below which have been extracted from the TN.

Table 1 – Summary of ATC data (Burton Road northern site)

| Direction | 08:00 – 09:00 | 17:00 – 18:00 | Daily | 85 th Percentile Speed |
|------------|---------------|---------------|-------|-----------------------------------|
| Northbound | 303 | 335 | 3,557 | 38.2mph |
| Southbound | 468 | 248 | 4,413 | 38.3mph |

Table 2 – Summary of ATC data (Burton Road southern site)

| Direction | 08:00 – 09:00 | 17:00 – 18:00 | Daily | 85 th Percentile Speed |
|------------|---------------|---------------|-------|-----------------------------------|
| Northbound | 311 | 333 | 3,579 | 34.5mph |
| Southbound | 477 | 241 | 4,443 | 30.3mph |

The following visibility splays are proposed as demonstrated on drawing no. 25/3278/01 Rev E.

2m by 52m to the south based on recorded 85th percentile speed of traffic of 34.5mph and 2m by 68m to the North based on recorded 85th percentile speed of traffic of 38.3mph.

The Applicant has stated that a setback distance of 2.0 metres is considered to be appropriate as visibility is being measured from a single private driveway and not a formal priority junction. The LHA's visibility requirements are set out in the LHDG and the LHA does not generally accept a 2m set-back distance. In this case, such a set-back distance would be further inappropriate given the heavily trafficked nature of the A444 and its status as part of LCC's Resilient Network.

On the above basis, the LHA would request for revised visibility splays with a 2.4m setback distance to be demonstrated on a revised drawing.

The LHA would also request for a Stage 1 Road Safety Audit and accompanying Designer's Response of the proposed dropped kerb crossing and tactile paving as the proposed works would alter the highway.

Swept path analysis (SPA) has been undertaken and included within Appendix 5 of the TN. The SPA has been carried out which confirms that a car can enter the proposed site access via Burton Road, access both proposed off-street car parking spaces, turn within the site, and exit in a forward gear.

The LHA would also advise that aside from the requirement for planning permission, the creation of a vehicular access and works within the public highway require the separate approval from the LHA prior to undertaking works in the highway and that there is no guarantee this would be granted even if planning permission is granted.

Further information can be found using the Leicestershire County Council Vehicle Access (Dropped Kerbs) Information Pack, available at: <https://www.leicestershire.gov.uk/sites/default/files/2024-06/Vehicle-access-dropped-kerbs-pre-application-checklist.pdf>.

Highway Safety

Personal Injury Collision (PIC) data has been obtained by the Applicant from Crashmap Pro for the period of January 2019 to December 2023 for 200m around the site. The LHA request for the Applicant to assess PIC's which have occurred within 500m from the site access within the last five years and resubmit to the LHA for review. The Applicant can contact Leicestershire County Council's Network Data & Intelligent team at ndi@leics.gov.uk to obtain the most recent PIC data on record.

Internal Layout

Proposed Site Plan drawing no. 25/3278/01 Rev E demonstrates that the proposed dwelling will have two off-street car parking spaces, which is in accordance with the LHA's parking requirements for a three-bedroom dwelling.

Date Received
1 August 2025

Case Officer
Suraj Dave

Reviewer
AW

Date issued
2 October 2025