

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



APPLICATION DETAILS

Planning Application Number: 25/00164/FUL

Highway Reference Number: 2025/0164/04/H

Application Address: Culloden Farm Ashby Road Twycross Atherstone Leicestershire CV9 3QE

Application Type: Full

Description of Application: Creation of a wetland

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Emma Smail

County Councillor: Bertie Harrison-Rushton

Parish: Twycross

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).

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority on a full application for the creation of a wetland at Culloden Farm, Ashby Road, Twycross, Atherstone.

Based on the submitted Planning, Design and Access Statement, after construction it is not expected that additional trips will be generated. The wetland is primarily a private enterprise for the purpose of nature restoration. The wetland will be accessible by foot from the ice cream shop on site and adjacent public footpath, which is a secondary benefit intended to enhance the existing visitor experience for those interested, rather than generate additional visitor volume.

During construction, the site access point will be a farm entrance off Ashby Road, a B classified road (B4116) subject to the national speed limit.

Once machinery is delivered to site it will remain until site works are completed. It is envisioned that works can be completed with a maximum of two excavators and two dumpers with delivery on one or two low loaders on one occasion at the start of works, and removal on one occasion on completion. The site will be accessed daily by the personal vehicles of construction staff (max. four

people) and TRT site supervisors (one – two people) with vehicles parked in the farmyard and operatives walking to the site and compound from there.

The application site includes the track to Culloden Farm, part of which is also the route of Public Right of Way Footpath Q7. The Planning, Design and Access Statement includes, in paragraph 6.3, a Construction Traffic Management Plan which notes:

‘The site is also adjacent to this track. While machinery is being brought to site, being removed from site, or any other occasion where it needs to travel down the access track, the site will be attended by a site supervisor in PPE in place at either end to warn members of the public and perform traffic management. ‘Work in progress’ signs will be put up daily at the site entrance.’

This is considered satisfactory.

The LHA are satisfied that following construction, the proposals would not lead to an intensification in use of an access on to a B classified road and under the site specific circumstances, [Policy 2](#) of the [Leicestershire Highway Design Guide](#) does not need further consideration.

The LHA requests that, for the avoidance of doubt, the LPA includes the following Informatives or Notes to Applicants listed below on the decision notice, should it be mindful to grant planning permission.

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- The Public Right(s) of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- If the developer requires a Right of Way to be briefly closed or temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Date Received
4 March 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
24 March 2025