

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/R1

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

Application Type: Full

Description of Application: Re-consultation. Erection of a dwelling (Class C3) and associated works

GENERAL DETAILS

Planning Case Officer: Edward Stacey

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 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 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 previously provided comments dated 2 October 2025 requesting further information which included a Stage 1 Road Safety Audit (RSA) and amended visibility splays to be shown on a drawing.

The LHA also requested for the most recently available Personal Injury Collision (PIC) data to be obtained from Leicestershire County Council's Network Data & Intelligent team.

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.

- Stage 1 Road Safety Audit J190644 dated 22nd January 2026;
- Designer's Response; and
- Proposed Site Plan, drawing no. 25/3278/01 Rev I

Site Access

The LHA are satisfied that satisfactory visibility splays with a 2.4m setback have now been provided in either direction from the site access and demonstrated on Proposed Site Plan, drawing no. 25/3278/01 Rev I.

The RSA identified two problems and recommendations as show in the table below which has been extracted from the RSA Designer's Response.

RSA DECISION LOG

	RSA Problem	RSA Recommendation	Design Organisation Response
2.1 - Problem 1	Location - Site access Summary - Risk of side swipe collisions The visibility splays shown for the new crossover appear to encroach onto the boundary of No. 18 (to the north) and vegetation to the south. There are no proposals to remove any vegetation within the visibility splays. This may cause approaching vehicles not to be detected by an exiting vehicle (and vice versa). This may result in side swipe collisions between passing and exiting vehicles	Cut back/maintain vegetation to be outside of visibility splays	Agree The visibility splay to the north extends over a combination of land under control of the applicant and the adopted public highway boundary Agree It can be noted that the visibility splay to the north extends over land controlled by the applicant and public highway. Therefore, vegetation within the visibility splays will be cut back and maintained outside visibility splay
2.1 - Problem 2	Location - New footway Summary - Risk of pedestrian falls A new footway is proposed to the north of the street light. There is a level difference between the carriageway and the site. The new footway may cause an increased level difference at the back of the footway when installed. This may result in pedestrian injury should they wander from the footway	Provide restraint feature or extend level surface at the back of the footway	Disagree The Design Organisation do not consider that any level difference at the back of the proposed footway will be significant enough to justify the inclusion of a restraint system It can be noted that normal kerbs will be installed to the carriageway egde Footway levels will be considered as part of the detailed design of the highway works and provided to the audit team at Stage 2

The LHA are content with the designer's response for both problems. The LHA notes an apparent typographical error in the Designer's Response to Problem 1, which refers to visibility splays to the north twice, rather than to the north and then to the south. However, the LHA is content that the splay to the south is within land under the control of the Applicant or highway, and so can be cleared of vegetation.

The LHA therefore consider a safe and suitable site access can be achieved at the location.

Notwithstanding the above, 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 separate approval from the LHA prior to undertaking works in the highway and that there is no guarantee this would be given even if planning permission is granted.

Further information can be found using the Leicestershire County Council Vehicle Access <https://www.leicestershire.gov.uk/sites/default/files/2024-06/Vehicle-access-dropped-kerbs-pre-application-checklist.pdf>.

Highway Safety

The LHA have reviewed the submitted most recently available Personal Injury Collision data and conclude that the proposed development should not exacerbate the existing highway safety situation.

Internal Layout

Proposed Site Plan, drawing no. 25/3278/01 Rev I 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.

Off-Site Highway Works

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. The LHA welcome this provision.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan, drawing no. 25/3278/01 Rev I have been implemented in full. Visibility splays 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 ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. 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 no. 25/3278/01 Rev I. Thereafter the onsite parking (and turning) provision shall be kept available for such uses 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).

3. No part of the development shall be occupied until such time as the offsite works shown on Proposed Site Plan, drawing no. 25/3278/01 Rev I 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).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences / permits / agreements are in place. For further information, please telephone 0116 305 0001. 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.

Date Received
27 April 2026

Case Officer
Suraj Dave

Reviewer
AW

Date issued
21 May 2026