

**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: 25/00509/NMA

Highway Reference Number: 2025/0509/04/H

Application Address: Hinckley House School 8 Rectory Lane Market Bosworth Nuneaton
Leicestershire CV13 0LS

Application Type: Non-material amendment

Description of Application: Non material amendment to the wording of Condition 14 and 15 on
planning permission 23/00667/FUL. Amendment to the approved highways works and extended
period of time for highways works to be completed

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Rupert Litherland

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:**

No objection

No objection to the non-material amendment of Conditions 14 and 15.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council on the non-material amendment of conditions 14 and 15 of application reference 23/00667/FUL. The LHA have reviewed the following documents submitted by the Applicant in support of the proposals:

- Ttc drawing numbers 210777-01 Rev. D – Sheets 1 to 6 (General Arrangement & Vehicle Tracking);
- Covering Letter dated 21st May 2025 written by Rupert Litherland on behalf of Witherslack Group Limited; and
- Highways Letter dated 21st May 2025 written by Adrian Simms (The Transportation Consultancy Ltd).

Conditions 14 and 15

The approved wording of Conditions 14 and 15 and the proposed wording by the Applicant are detailed below.

Approved Wording (24/00695/NMA)	Proposed Wording (this application)
Condition 14: Within six months of occupation of the development approved under application 23/00667/FUL, the offsite works (one-way signing and lining) shown on ttc drawing number 210777-01 Rev C shall have been implemented in full.	Within 12 months of occupation of the development approved under application 23/00667/FUL, the offsite works (one-way signing and lining) shown on ttc drawing number 210777-01 Rev D shall have been implemented in full.
Condition 15: Within six months of occupation of the development approved under application 23/00667/FUL, the access arrangements shown on ttc drawing number 210777-01 Rev C shall have been implemented in full.	Within 12 months of occupation of the development approved under application 23/00667/FUL, the access arrangements shown on ttc drawing number 210777-01 Rev D shall have been implemented in full.

The LHA advise it has been liaising with the Applicant prior to the submission of this application in respect of the proposals. Under the site-specific circumstances, the LHA accept that the requirement to install a kerbed radii would be unreasonable and disproportionate to the scale of development which was proposed. This is due to the following reasons:

- The cost of relocating underground utilities to enable the kerbed radii is significantly higher than typically expected for comparable works. Such a high cost to implement the works was not anticipated at the application stage.
- Given the scale and nature of the development, it would be unreasonable to insist on this element of the scheme due to the anticipated cost.
- The existing access has been in use by the Witherslack Group (as 'Hinckley House School') since September 2024, with no -concerns and no recorded personal injury collisions since it became operational.
- The directional arrow within the carriageway and one-way signage are still proposed.

The LHA would therefore have no objection to the non-material amendment to the wording on Conditions 14 and 15 to remove the kerbed radii requirement, on the basis that the directional arrow and one-way signage are still implemented.

The LHA has advised the Applicant that works are currently underway on a public realm scheme within the centre of Market Bosworth which includes a new one-way system, new highway layouts and parking restrictions, signing and road markings. It would be beneficial if the Applicant was able to tie in the required signing and lining at the access with these works if possible. Those works are anticipated to be completed by the end of the school holidays in August 2025.

Informative

- Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>

Date Received
29 May 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
13 June 2025