
From: Michelle Sweet <shellsweet87@yahoo.co.uk>
Sent: 21 April 2025 12:08
To: Matt Jedruch
Subject: Fw: Ref PP-13782645 Coton Lan, Market Bosworth
Attachments: ViewDocument.pdf; Email - Dog park.pdf; Road Access.docx; Visibility Splay.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt

I hope you can help.

I can see that Highways have responded to my application. I sent this email back in February and was told that it would be included with my application.

Please can this be added and also include that the Dog Park will be open 7 days a week including Bank Holidays.

Also, sessions will either be 25 minutes or 55 minutes which will include arriving and leaving time. This is to reduce the amount of traffic on the road. There is enough spaces for two cars off the road and will not interfere with traffic along the main road and will be a case of one in and one out with a 5 minute grace period.

The entrance will be through a new 6ft high deer gate with access control.

There is also a response on the 28th March regarding noise. I sent an email to planning a couple of weeks ago stating that I have added a rule about noise on our website and when customers book their walking slot they will be agreeing to all T&C's.

Have you had a response from National Gas regarding the fence line?

Thank you

Michelle Hill

----- Forwarded message -----

From: Planning Folder New <planningfoldernew@hinckley-bosworth.gov.uk>
To: Michelle Sweet <shellsweet87@yahoo.co.uk>
Sent: Tuesday 25 February 2025 at 13:21:36 GMT
Subject: RE: Ref PP-13782645 Coton Lan, Market Bosworth

Thank you for contacting the Development Management Team. Please read the information below. Please also note that the majority of the information may be available online.

Applications awaiting validation

- As soon as the application is validated it will appear on the website and you will be sent an acknowledgment if you are the applicant or agent.

Applications awaiting determination

- If your enquiry is regarding when a decision will be issued for an application where the target determination date has passed, please note the following;

If the target determination date for your application has been exceeded by more than two weeks we will respond to your enquiry to update you on a timetable for when you can expect a decision to be issued. We are sincerely sorry for the delay in issuing decision notices and please be assured it will be available to view on the Council website as soon as the decision is made. The website is updated daily so please check in case it has recently been updated.

- As set out in the consultation letter we are unable to respond to individual queries from third parties on planning applications. Please be assured that any response you submit is read by the case officer and will be taken into account when making a decision on the planning application.

General Information

- If your enquiry is regarding any of the below, please note this information is available via the below link. This link is to the homepage of Hinckley and Bosworth Borough Council Planning and Building Control, from here you can navigate to the relevant section of the website which relates to your query;

- Is my property located in a Conservation Area?
- Is my property subject to a Tree Preservation Order?
- Where can I find copies of Decision Notices/ Section 106 Agreements?
- Confirmation whether land/ premises complies with the conditions imposed on it by a Decision Notice?

https://www.hinckley-bosworth.gov.uk/info/200074/planning_and_building_control

- If your enquiry is regarding whether a residential property would need planning permission for a proposed development, please see the below link which contains self-assessment forms. These self-assessment forms are entirely for your own information and do not need to be returned to the planning department;

https://www.hinckley-bosworth.gov.uk/info/200314/advice_before_you_apply_for_planning_permission/497/self_assessment_forms

- If you would like to gain advice before submitting a planning application please see our Pre-application Advice Service;

https://www.hinckley-bosworth.gov.uk/info/200316/pre-application_advice

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

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: 25/00154/FUL

Highway Reference Number: 2025/0154/04/H/R1

Application Address: Land Southeast of Bosworth Water Trust Coton Bridge Lane Far Coton Market Bosworth Leicestershire

Application Type: Full

Description of Application: Re-consultation. Change of use of agricultural land to a secure dog walking facility

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mrs Michelle Hill

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

Road Classification: Adopted Unclassified

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 by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), which seeks:

'Change of use of agricultural land to a secure dog walking facility.'

The proposals are on land southeast of Bosworth Water Trust, Coton Bridge Lane, Far Coton, Market Bosworth, Leicestershire.

The LHA previously responded to the LPA on 18 March 2025, referring the LPA to the current standing advice document. However, the LPA have re-consulted the LHA due to revised plans and full observations are provided below.

The LHA have reviewed the following documents as part of these observations:

- Site Location Plan;
- Application Form;
- Car Parking Plan, received by the LPA on 27 March 2025; and
- Proposed Site Plan, drawing number CV13/001/1.1

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide (LHDG) within this report. These are identified in bold, underlined and in blue text.

Site Access

The Applicant is proposing to use an existing agricultural access onto Coton Bridge Lane which is an adopted, unclassified road subject to the national speed limit.

Whilst the Applicant is proposing to utilise the existing access, it should be suitably designed for the intended use. As such, given the intended use and the likelihood the proposals would lead to an intensification of use, the LHA would expect the Applicant to provide an access in accordance with [Table 15](#) of the LHDG. Whilst Table 15 of the LHDG does not contain specific design guidance for this development type, the LHA would consider the design guidance is the most suitable in this instance. This would be required in order to ensure both ground maintenance vehicles and prospective user for the proposals could pass each other within the access in a safe and suitable manner. This should be demonstrated via a detailed, scaled access drawing.

The LHA also requests that a scaled drawing is submitted which demonstrates the vehicular visibility splays for the access. Vehicular visibility splay lengths should be in accordance with [Table 6](#) of the LHDG, which are based on 85th percentile vehicle speeds based upon the posted speed of the road (national speed limit). If these cannot be achieved the LHA advises the Applicant to commission a speed survey at the proposed site access to demonstrate that the achievable splay lengths would be sufficient for the measured 85th percentile vehicle speeds. This would need to be carried out using an Automatic Traffic Counter – not Manual Speed Survey – to avoid influencing driver behaviour.

The Applicant may wish to contact Leicestershire County Council who offer a data collection service including a large traffic count database, or employ the services of a third party to undertake a survey on their behalf, however a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained by contacting ndi@leics.gov.uk. The visibility splays should be drawn in accordance with [Figure 7: Visibility at junctions](#) contained within the LHDG, with a setback of 2.4 metres from the edge of the carriageway. The splays should not cross any third-party land, and the tips of the splays should be off set from the edge of the carriageway by one metre.

Given the likely intensification of use of the access the LHA would seek hard surfacing at the site access for a minimum of 5m behind the highway boundary. This should be with tarmacadam, or similar hard bound material (not loose aggregate) to reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024). This can be secured via condition.

Highway Safety

There has been no Personal Injury Collisions (PICs) recorded within 500m of either side of the access in the last 5 years.

However, the acceptability of the proposals would be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (NPPF) (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

Trip Generation

The Applicant has not indicated the opening times of the site or whether this also includes Saturdays, Sundays and Bank Holidays. The Applicant has also not stated how the site would be managed, i.e. one hour or half hour time slots etc. Nor has the Applicant indicated how many dogs / owners would be allowed within the site per booking. This information is required in order to assess whether the Applicant can provide a safe and suitable access in accordance with the NPPF (2024).

The LHA considers that it is likely the proposals would result in an intensification of use of the access, however, the Applicant has not provided any existing or expected trip rates to the site. As such, the Applicant should provide existing and expected two-way trips a day (one arrival, one departure) to the site for consideration based on a worst-case scenario.

Internal Layout

The Applicant has provided a 'Car Parking Plan', however, given the quantum of off-street parking spaces cannot be confirmed at this time, the LHA would only say that the Applicant should ensure there is adequate parking provision within the site.

The Applicant should note that off-street parking spaces and turning within the site should be in accordance with [Figure 44](#) of the LHDG.

Date Received
28 March 2025

Case Officer
Neal Chantrill

Reviewer
GG

Date issued
15 April 2025

Ref PP-13782645 Coton Lan, Market Bosworth

From: Michelle Sweet (shellsweet87@yahoo.co.uk)

To: planningfoldernew@hinckley-bosworth.gov.uk

Date: Tuesday 25 February 2025 at 13:21 GMT

Hello

As per my converstaion with Rudi today, I have included further details to support my application for planning permission.

Opening times:

Option 1:

7am - 8pm with 25 & 55 minute sessions

Option 2:

7am-8pm with 50 minute sessions

These times may change during the winter months due to fewer hours of daylight.

Waste removal:

We will have two bins provided for dog waste at the end of the walk and in car park area. This will be removed by either the council if agreed or by a private dog waste removal company on a weekly basis.

Neighbours:

There are no neighbours or businesses that can be seen from the field. The entrance to Bosworth Water Park is approximately 600m away to the left of the field and nothing but a canal bridge to the right.

Car parking:

There will be ample amount of space for at least 6-8 cars to park and to turn around so that they will leave the field facing forward. The car parking area has stone already laid down and to make extra room it will be a case of strimming back grass areas. There are no obstructive views exiting the site.

Access:

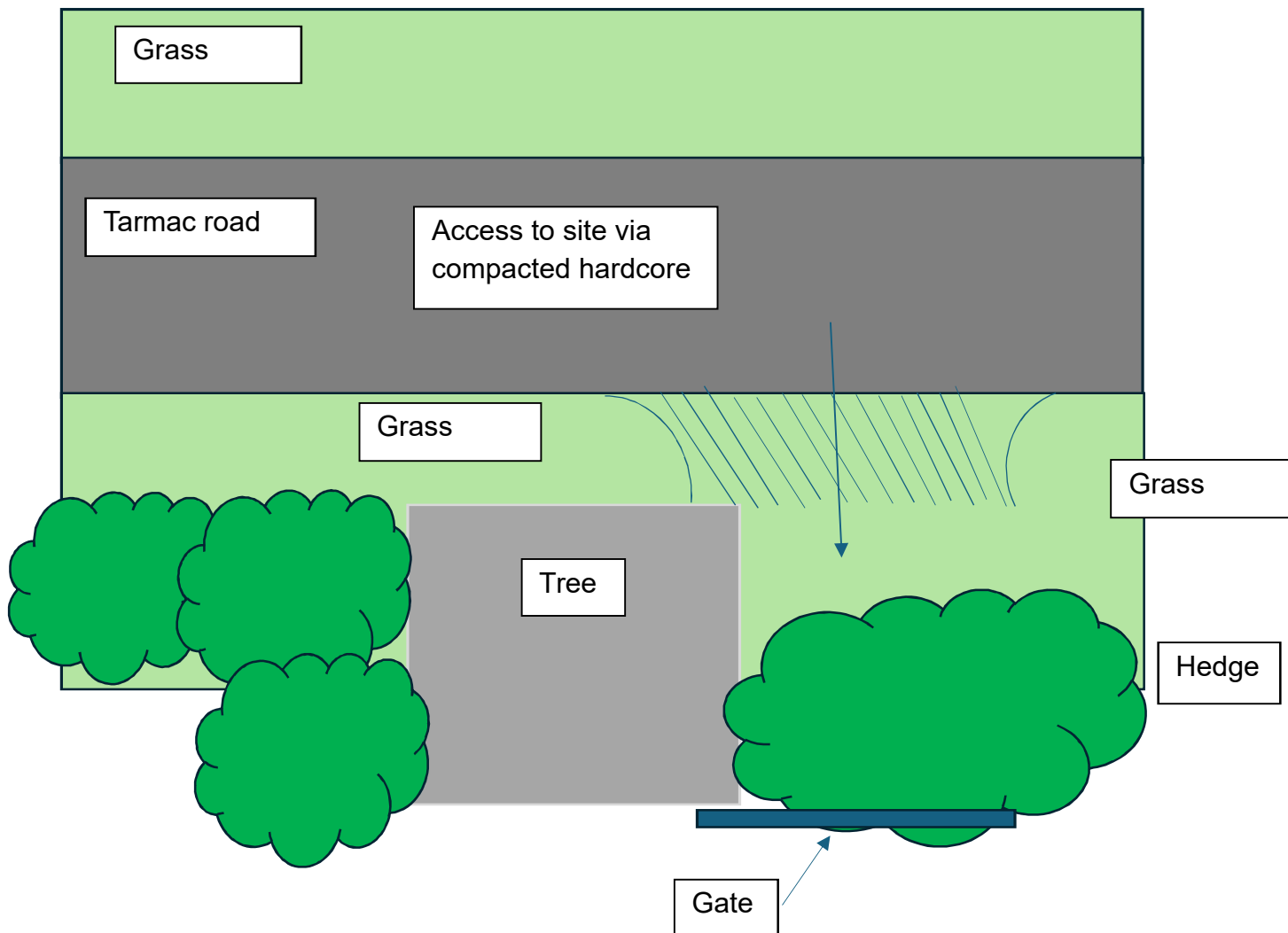
Cars will access the field by an access controlled gate. There is enough space for cars to park while opening the gate and so will not be on the road in the way of other cars or pedestrians.

Road traffic:

The road traffic is likely to increase, however, this is expected to be minimal due to booking times allowing a change over period.

If you need any further details, please let me know.

Michelle Hill



The gradient of the road is level

There is no kerb

No footpath

Can see clearly 100m each way with no obstruction to the view

Width of the access can accommodate 2 x cars side by side

Clear run off from road to gate – no obstruction to road and oncoming cars

Visibility splay

- The road is flat with no gradient within the first 100m either side.
- There is clear visibility of the road on either side of the access point for 100m.
- The access point is 22m wide with plenty of space for two cars side by side (space to wait off the road before accessing the field).
- It is 9m from edge of the road to the gate.
- Along the road there are multiple stopping places to let oncoming traffic past.

Drawing not to scale

