

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00381/FUL

Highway Reference Number: 2026/0381/04/H

Application Address: Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX

Application Type: Full

Description of Application: Creation of bilingual day nursery and preschool facility (Class E (f)) and parking

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Rachel Barsby-Robinson

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) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the creation of a bilingual day nursery and preschool facility (Class E (f)) and parking at Twycross Zoological Park, Burton Road, Norton Juxta Twycross, Atherstone.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application form
- Location Plan
- Design, Access & Planning Statement dated April 2026 and authored by Simon Cheshire Planning Ltd
- Drawing number 01 (Proposed Site Plan)
- Arboricultural Impact Assessment dated 17th April 2026

Site Access

Based on the submitted application form, there are no new vehicular or pedestrian accesses proposed to/ from the public highway, which would be on to Burton Road, which is an A classified road (A444) subject to a 50mph speed limit and which forms part of Leicestershire County Council's Resilient Network¹. Instead, the Applicant intends to use the existing main entrance to Twycross Zoo which connects to Burton Road, approximately 310m west of the site. It should be noted that the access route has not been included within the Applicants red line boundary on the submitted Location Plan.

The LHA advise the LPA that as part of application reference 21/00386/FUL (Reconfiguration of access junction, change of use of fields to car park with aggregate access spine roads, grass parking spaces and improved drainage (part retrospective and partial resubmission of 19/01283/FUL)) at the zoo and subsequently varied as part of application 22/00098/CONDIT, the Applicant for that development was required to construct a ghost right turn lane at the access. The works are yet to be undertaken.

Notwithstanding this, the LHA will provide further advise on the site access when the Applicant has provided additional information in respect of trip generation as detailed further below.

Highway Safety

Based on available records to the LHA, there have been two Personal Injury Collisions recorded on Burton Road (A444) within 500m either side of the site access within the last five years.

The first PIC occurred at the site access in September 2021 and was recorded as slight in severity. This involved a turning manoeuvre and a collision between two vehicles. The second PIC occurred in September 2024 at the Burton Road (A444)/ Orton Hill/ Atherstone Road (A444) Orton Lane crossroads and was recorded as serious in severity. This involved two vehicles, with one failing to give way.

The LHA advise there are no patterns or clusters of PIC's in the area and consider the proposals are unlikely to exacerbate an existing highway safety concern, subject to the Applicant demonstrating a safe and suitable access to serve the proposed development.

Trip Generation

It is noted that a maximum of 42 pupils and up to 12 members of staff would be on-site at any one time. Children would be dropped off and picked up between the hours of 07.30am and 18.00pm Monday to Friday. The Applicant highlights that during school term time the zoo is generally open between the hours of 10:00am and 17.00pm therefore overlapping peak time visits would be minimal on this basis.

Given the number of staff and children that could arrive and depart from the site in the AM (08:00 - 09:00) and PM (17:00 – 18:00) network peaks, the LHA advises further information in respect of how staff arrivals and drop off/ pick up times will operate, including the number of arrivals and departures to/ from the site which are anticipated during the peak hours is required.

The Applicant should therefore provide a breakdown of the times when staff will arrive and pupils will be dropped off throughout the morning, as well as when departures for staff and pupils will take place in the afternoon. It may be that the Applicant has data available from their existing sites in

¹ <https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/the-resilient-network>

Leicestershire which could be used to aid in demonstrating the typical number of arrivals and departures for each hour.

Junction Capacity Assessments

Depending on the number of arrivals and departures during each peak hour, the Applicant may need to undertake a junction capacity assessment of at least the site access. As a guide, should approximately 30 or more two-way trips (e.g. 15 arrivals and 15 departures) occur during either the AM or PM network peaks, a capacity assessment would be required.

The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk

Internal Layout

Drawing number 01 provides details of the proposed staff parking area, along with a drop off/ pick up area. The LHA are satisfied that there would be sufficient staff parking and that the drop off/ pick up area is unlikely to result in vehicles queueing back to or within the highway.

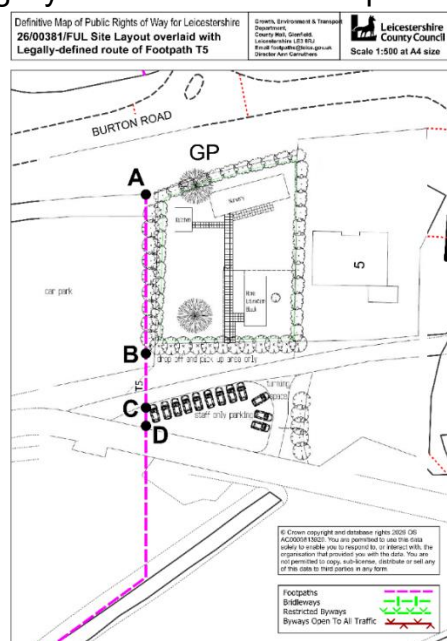
Transport Sustainability

The site is located within a remote, rural location which is not well served by pedestrian footways or public transport, all users of the site are therefore likely to be dependent on the use of the private car.

The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Public Rights of Way

Public right of way Footpath T5 crosses the Twycross Zoo site, running southwards from Burton Road. Included below is the 26/00381/FUL Proposed Site Plan overlaid with the Definitive Map of public rights of way which legally 'fixes' the location of public rights of way (PRoWs) recorded on it.



The legal alignment of Footpath T5 is hard against the outside western edge of the proposed nursery enclosure and then crosses the western end of the proposed staff car parking. The submitted Arboricultural Impact Assessment (AIA) gives further details on the existing trees and planting at these locations. The photo in the AIA page 8 top left shows the hedgerow recently cut back suggesting it was previously overgrown forcing PRow users between points 'A' and 'B' to follow a more westerly course than the legal alignment.

Between points 'C' and 'D' the legal alignment of the PRow crosses the application site. At this point the submitted Landscape and Ecological Enhancement Scheme include a newly planted tree surrounded by an area of Mixed Native Shrub which may unlawfully obstruct the legal alignment of the PRow. The LHA request this is amended and the legally defined route of the PRow is protected from any new obstructions. Whilst the proposed tree and shrub is the immediate issue, the proposed staff parking area may cause the legal alignment to be obstructed at times by parked cars. Measures to ensure the legal alignment remains clear for public footpath users to go along should therefore be detailed on the drawing.

For a larger development the LHA would request a condition that *"No trees or shrubs should be planted within 1 metre of the edge of the Public Right(s) of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species."* This principle should also be followed with this smaller application.

The National Planning Policy Framework (Dec 2024) paragraph 105 requires: *"Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users ..."* Also Planning Policy Guidance in Circular 1/09 establishes that *"The effect of development on a public right of way is a material consideration in the determination of applications for planning permission ..."*

Date Received
30 April 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
27 May 2026