

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/01129/FUL

Highway Reference Number: 2025/1129/04/H

Application Address: Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire CV13 6BN

Application Type: Full

Description of Application: Conversion of one farmhouse into 3no. terraced houses

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**GENERAL DETAILS**

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Rory Oliver

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

Road Classification: Adopted Unclassified

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**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 Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the conversion of one farmhouse into 3no. terraced houses. The site is located at Upton Lodge Farm, Stoke Road, Upton.

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

- Hayward Architects drawing number 04 (Site Plan – As Proposed)
- Hayward Architects drawing number 08 (Location Plan)
- Castle Surveys Ltd drawing number 25665-25-01 (Topographical)

Based on the submitted application form, it is understood the existing farmhouse would be converted to two x 2-bed dwellings and one x three bed dwelling.

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**

Access to the site is proposed via the existing access onto Stoke Road, an unclassified single track road subject to the national speed limit. Based on the submitted information, the Applicant is not proposing any amendments to the existing site access arrangements.

Following a site visit, the LHA notes that the existing site access measures approximately 3.6m wide and is unsurfaced. Based on [Table 13](#) of the Leicestershire Highway Design Guide, for an unadopted residential drive serving two to five dwellings, the access width should measure 4.25m wide for a minimum of 5.0m behind the highway boundary. For an agricultural access however, the width should be increased to 6.0m for 11.0m behind the highway. Given the Applicants blue line boundary falls immediately either side of the site access, the LHA requests that the Applicant submits a drawing which details a 6.0m wide access. This would also be beneficial for the site should application reference 25/01128/P3CQ for the conversion of an existing cattle shed to three bungalows at the same site also be granted planning permission. The LHA would also request that hard bound surfacing is provided for a minimum of 11.0m behind the highway boundary.

Despite not being detailed on a drawing, following a site visit, the LHA is satisfied that adequate visibility to the bends in the road at either side of the access is available. Given the scale of the proposals, the very low level of traffic that is likely to use the road, the single track nature, along with the fact the bends will act as natural speed constraints, the LHA are satisfied no additional information is required in respect of visibility.

### **Highway Safety**

Based on available records to the LHA, no personal Injury Collisions have occurred along Stoke Road 500m either side of the site access within the last five years up to late October 2025.

### **Internal Layout**

The LHA has reviewed Hayward Architects drawing number 04 and advises that an appropriate number of car parking spaces have been provided for each dwelling. In addition, the LHA is satisfied there is sufficient turning space available within the site for vehicles to ingress and egress the site access in a forward gear.

Whilst not a planning consideration for the LHA, the Applicant may wish to consider how refuse would be collected from the site given the distance of the proposed dwellings from the highway. In addition, should refuse be collected from the highway boundary, an appropriate area to store bins off the highway would be required.

### **Transport Sustainability**

The site is in a remote, rural location and some distance from public transport provision, schools and local amenities such as a convenience store. On this basis, the LHA does not consider the site to be in a transport sustainable location and that occupiers would be heavily dependent on the use of the private car. Nevertheless, the LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

**Date Received**  
**2 December 2025**

**Case Officer**  
**Ben Dutton**

**Reviewer**  
**DH**

**Date issued**  
**19 December 2025**