

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: 25/01129/FUL

Highway Reference Number: 2025/1129/04/H/R1

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

Application Type: Full

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

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

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 by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the conversion of one farmhouse into three terraced houses. The site is located at Upton Lodge Farm, Stoke Road, Upton.

The LHA previously requested the Applicant submitted a drawing which detailed a 6.0m wide access with hard bound surfacing for a minimum of 11.0m behind the highway boundary within its observations dated 19 December 2025.

The Applicant has subsequently submitted Hayward Architects drawing number 09 (proposed access widening) which details a 6.0m wide access for a minimum of 11.0m. A radius of 6.0m is also shown. A bin collection point is also shown set back from the highway boundary.

The LHA welcomes the revised access proposals and accepts the proposed design.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown Hayward Architects drawing number 09 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, 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 Hayward Architects drawing number 04. 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).

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. 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/>
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
6 January 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
16 January 2026