

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