

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: 26/00468/FUL

Highway Reference Number: 2026/0468/04/H

Application Address: Little Mulberry Upton Lane Stoke Golding Nuneaton Leicestershire CV13 6EU

Application Type: Full

Description of Application: Retrospective change of use of part of an agricultural building to stables, a manège, and change of use of land to paddocks at Little Mulberry

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Morris

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Higham on the Hill

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 consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Retrospective change of use of part of an agricultural building to stables, a manège, and change of use of land to paddocks at Little Mulberry.’

The proposals are at Little Mulberry, Upton Lane, Stoke Golding, Leicestershire, CV13 6EU.

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

- Application Form
- Site Location Plan
- Planning Statement

- Site Plan, drawing number 002 and
- Proposed stable bloc, drawing number 004

Proposals

This is a retrospective application for the change of use of part of an agricultural building to stables, a manège, and change of use of land.

The LHA notes that the indicates that the stables and manège are intended for private use only.

The LHA have taken the following into consideration:

- The extant agricultural use of the building and land would have produced trips and
- The proposals are for private use only.

Given the above, it would be difficult for the LHA to demonstrate that the proposals would lead to an increase of trips to the site. Where no intensification is identified, the LHA do not consider it reasonable to seek amendments to the existing site access in these site-specific circumstances

Public Right of Way (PRoW) T54

Public Footpath T54 runs adjacent to the proposed development along the canal path. The LHA are satisfied that the use and enjoyment of Public Footpath T54 will not be significantly affected by the proposals.

Having taken the above into consideration, the LHA would not seek to object to the proposals subject to the following condition.

Condition

1. The proposed development shall remain for private use only, no use of part or all of the site should be used for business purposes at any time in perpetuity.

REASON: In the interest of general highway safety and in accordance with the National Planning Policy Framework (2024) as a more traffic intensive use of this site would be inappropriate due to the limitations of the vehicular access and/or the local road network.

Date Received
23 June 2026

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
24 July 2026