

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: 25/00027/OUT

Highway Reference Number: 2025/0027/04/H/R2

Application Address: Land East of Bosworth Water Park Wellsborough Road Market Bosworth Leicestershire

Application Type: Outline (with access)

Description of Application: Re-consultation. Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding and conference venue. (All matters reserved except for access)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Toby Riley

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Market Bosworth

Road Classification: Class C

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 re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on an outline application for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding and conference venue at land east of Bosworth Water Park, Wellsborough Road, Market Bosworth. All matters other than access are reserved at this stage.

The LHA previously advised within its observations dated 8th September 2025 that additional information was required in order for the proposals to be fully assessed, notably:

- Provision of additional width at the site access to allow for turning coaches; and
- Trip distribution analysis and capacity assessments for a scenario where a conference was to be held where traffic was arriving/ departing the site during the AM and PM peaks.

The LHA has reviewed the following documents submitted by the Applicant with the view to resolving the LHA's previous comments:

- ADC Infrastructure drawing number 3381 ZZ XX DR XX 0101 S1 Rev. P04 (Proposed Site Access Layout);
- ADC Infrastructure drawing number 3381 ZZ XX DR XX 0131 S1 Rev. P04 (Swept Path Analysis of Site Access Layout); and
- Golby + Luck drawing number GL2223 02 Rev. F (Development Proposal Plan).

Site Access

The Applicant has submitted ADC Infrastructure drawing number 3381 ZZ XX DR XX 0101 S1 Rev. P04, which details a widened site access to accommodate a 400mm wide section of hatching in place of the junction centreline. The site access arrangements are therefore accepted by the LHA.

Highway Safety

The LHA has previously advised it did not consider the proposals would be likely to exacerbate an existing highway safety concern in the area.

Trip Generation

The LHA previously advised that trip distribution analysis and capacity assessments for a scenario where a conference was to be held and traffic was arriving/ departing the site during the AM and PM peaks.

No further information appears to have been provided by the Applicant on this matter and therefore this is still required, as detailed within the 8th September 2025 observations.

Internal Layout

As advised previously, the internal layout of the development is not for consideration at this stage and therefore, this has not been studied in detail.

Closing

Should the Applicant provide further information in respect of conference trips during the peak hours, the LHA may be in a position to issue a final response on the proposals.

Date Received
28 October 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
14 November 2025