

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/R2

Application Address: Land South East 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: Market Bosworth ED - Joshua Melen CC

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 re-consulted by the Local Planning Authority (LPA) for the change of use of agricultural land to secure a dog walking facility.

The LHA previously issued a response to the proposals within a response dated 15 April 2025 requesting additional information from the Applicant.

Since the LHAs response above, the Applicant has submitted the following documents that have been reviewed as part of these revised observations:

- 'Additional Tech Assessments/Appraisals/Surveys-Email from applicant-additional info' - uploaded onto the LPAs on 21st April 2025;
- Visibility splay (unreferenced) uploaded onto the LPAs website on 23/04/2025;
- Road Access (unreferenced) uploaded onto the LPAs website on 23/04/2025;
- 7 x 'site access photos' uploaded onto the LPAs website 26/04/2025

- Site Access Plan (unreferenced) – Uploaded onto the LPAs website 1st May 2025
- Visibility Splay Drawing (unreferenced)-Uploaded onto the LPAs 1st May 2025
- Hardstanding Plan- Uploaded onto the LPAs website on 1st May 2025
- Visibility Splay 1 – 19th May 2025
- Visibility Splay 2 – 19th May 2025

References have been made to the Leicestershire Highways Design Guide (LHDG) within this report which can be found here: <https://www.leicestershirehighwaydesignguide.uk/highway-development-management>

Site Access

The Applicant was advised on 15 April 2025 to provide a detailed, scaled access drawing in order to demonstrate that a safe and suitable access would be provided.

Whilst the submitted Site Access Plan drawing demonstrates a site access in accordance with Table 15 of the Leicestershire Highways Design Guide (LHDG), the submitted drawing is not to scale.

The Applicant has also submitted numerous drawings displaying visibility splays, notably 'Visibility Splay Drawing' dated 1st May 2025 which demonstrates splays either side of the access to be 50m. The Applicant has shown the visibility splays to be measured to the centre line of the highway.

This drawing is not in accordance with the LHDG as it is not measured from a 2.4m setback from the edge of the carriageway, additionally the visibility splays should be drawn to a 1m offset point of the nearside kerb line as accepted within the LHDG in reference to Figure 7, details can be found here: <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-and-design/visibility-splays>.

- Drawing 'Visibility Splay Drawing' dated 01/05/25 demonstrates visibility splays of 50m either side of the site access, without a measurement of the setback from the edge of the carriageway.
- Drawing 'Visibility Splay' dated 23/04/25 demonstrates visibility splays of 2.4m x 100m either side of the site access, this is however not submitted on a scaled drawing and not measured to a 1m off-set to the edge of the carriageway.
- Drawings 'Visibility Splay 1' and 'Visibility Splay 2' dated 19/05/25 are not in a scalable format. Additionally, the LHA find these drawings are not in conjunction with the previously submitted drawings displaying different measured visibility splays.

Given the discrepancies as detailed above the LHA are unable to determine as to whether adequate visibility is indeed achievable in accordance with the LHDG. The LHA require the Applicant to submit a visibility splay drawing on a detailed, scaled drawing demonstrating maximum achievable visibility as detailed above in order to demonstrate a safe and suitable access. Splays should be contained within the highway boundary and/or within land within the Applicants control and be free from obstructions above 0.6m from ground level.

Given the intensification of use of the access which would occur as a result of the proposals, 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.) The

LHA welcome the site access plan that demonstrates the site access with hard standing compacted material and the LHA will seek to secure implementation of this by way of planning conditions when appropriate.

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 NPPF (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

Trip Generation

The LPA has uploaded an email dating April 2025, that the Applicant has sent to the LPA outlining the dates and session timings noting a 5-minute grace period between customers coming in and out ensuring it will not interfere with traffic along the main road.

The LHA acknowledge within this email the two options of opening times:

Option 1:

7am - 8pm with 25 & 55 minute sessions

Option 2:

7am-8pm with 50 minute sessions

The Applicant is yet to provide the quantity of how many dogs/owners will visit the site per booking. This information is still required in order to understand the demand on the site access and on the use of Coton Bridge Lane. As previously detailed, Coton Bridge Lane is narrow with a number of passing bays and the LHA would therefore raise highway safety concerns regarding a significant intensification of use along this stretch of Coton Bridge Lane. This information will also be used to determine as to whether adequate parking provision is to be provided.

Date Received
19 May 2025

Case Officer
Taron Aujla

Reviewer
GG/BD

Date issued
02 June 2025