

**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: 25/00352/FUL

Highway Reference Number: 2025/0352/04/H

Application Address: The Woodlands Bradgate Hill Groby Leicester Leicestershire LE6 0FA

Application Type: Full

Description of Application: Change of use of existing swimming pool to a dwellinghouse

---

**GENERAL DETAILS**

Planning Case Officer: Ashleigh Gade

Applicant: Ms H Johal

County Councillor: Cllr Ozzy O'Shea

Parish: Groby

Road Classification: Class A

---

**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 Hinckley and Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the change of use of existing swimming pool to a dwellinghouse at The Woodlands, Bradgate, Hill Groby.

The LHA has reviewed the following documents, which have been submitted by the Applicant in support of the proposals:

- Design & Access Statement, dated 1<sup>st</sup> April 2025; and
- Logic drawing number 4566-24 Rev. 0 (Pool House – Proposed Parking)

**Site Access**

The site would be accessed off Bradgate Hill, an A classified dual carriageway (A50) subject to a 40mph speed limit. The A50 forms part of the Department for Transport's Major Road Network and Leicestershire County Council's Resilient Network. No amendments are proposed to the existing

access which serves the existing property.

The LHA considers the existing access is in accordance with [Table 13](#) of the Leicestershire Highway Design Guide (LHDG) and would be suitable in its design to cater for two dwellings.

Given the site is accessed from a dual carriageway access would be left in and left out turning manoeuvres only. The 40mph speed limit is enforced by average speed cameras, and the LHA is aware of a speed survey undertaken in the vicinity of the site access in March 2025 which indicates 85<sup>th</sup> percentile speeds of 39.8mph. On this basis, a visibility splay of 2.4 x 73m would be required to the south west of the access.

The LHA is satisfied a visibility splay in excess of this could be achieved.

#### HDM Policy 2: Access to the Existing Highway Network

With regard to the principle of the proposed access, the LHA would draw the Applicant's attention to the Highway Development Management (HDM) Policy 2 in the LHDG, '[access to the existing highway network](#)', which replaces policy IN5 from the previous LHDG.

The LHA advises that given recorded speeds show good compliance with the speed limit, the fact the existing access is in accordance with the LHDG guidance, suitable visibility splays can be achieved at the site access, and that the proposals are unlikely to exacerbate an existing highway safety concern, as well as the very small scale of the proposals, that it would not seek to resist the proposals on the grounds of being contrary to Policy 2 of the LHDG.

#### Highway Safety

Based on available records to the LHA, there has been one Personal Injury Collision recorded 500m either side of the site access within the last five years. This occurred in June 2021 fronting the site on the northwest bound carriageway. The nature of the PIC does not involve turning vehicles and is considered an isolated incident.

#### Internal Layout

Logic drawing number 4566-24 Rev. 0 provided details of the internal layout of the site. The LHA is satisfied there would be sufficient parking and turning provision available for both the proposed and host dwellings and the proposals are unlikely to result in vehicles parking within or reversing onto the highway.

#### Condition

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Logic drawing number 4566-24 Rev. 0. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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**

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

**Date Received**  
**16 April 2025**

**Case Officer**  
**Ben Dutton**

**Reviewer**  
**DH**

**Date issued**  
**27 May 2025**