

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: 26/00632/FUL

Highway Reference Number: 2026/0632/04/H

Application Address: Newbold Verdon Medical Practice St Georges Close Newbold Verdon
Leicester Leicestershire LE9 9PZ

Application Type: Full

Description of Application: Extension to Newbold Medical Centre to provide an additional 3 Consulting rooms

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Ms Rebecca Bowler

County Councillor: Mallory ED - Mark Bools CC

Parish: Newbold Verdon

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:

‘Extension to Newbold Medical Centre to provide an additional 3 Consulting rooms.’

The proposals are at Newbold Verdon Medical Practice, St Georges Close, Newbold Verdon, Leicestershire, LE9 9PZ.

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.

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

- Application Form
- Site Location Plan
- Proposed Site Plan, drawing number 5006 Rev P01
- Proposed Car Park, drawing number 50012 Rev P01
- Planning Statement and
- Design and Access Statement

Proposals / Highway Safety

The Applicant is seeking an extension to the Newbold Verdon Medical Centre to provide an additional three consulting rooms.

The site is situated on St Georges Close which is a cul-de sac serving a small number of properties. St Georges Close is an adopted, unclassified road subject to a 30mph speed limit.

It is noted that St Georges Close adjoins Dragon Lane, which is an adopted classified C road, also subject to a 30mph speed limit.

The Applicants are not proposing any access amendments.

[Table 29\(c\)](#) LHDG states within section E(e) that one off-street parking space should be provided per staff member plus two spaces for each consulting room or surgery.

However, the LHA have taken the following into consideration.

The Applicant has indicated that there are currently 21 off-street parking spaces which would remain unchanged.

The drawing titled 'Proposed Car Park', drawing number 50012 Rev P01 demonstrates there are four off-street parking spaces to the southeast of the site. However, there is evidence within the submitted documentation, Google Street View © and from a site visit undertaken on 31 July 2026 that there is tandem parking within this area. It would appear from the site visit this area is for staff at the site. Given that staff are likely to arrive and depart at a similar time, tandem parking would be acceptable in these site-specific circumstances given it is an existing situation.

The LHA have also taken into consideration that a number of consultations are now undertaken over the telephone / video call, negating the need for face-to-face appointments reducing the number of trips to the site from patients.

It was also evident during the LHAs site visit that there were a number of off-street parking spaces available within the main car parking area.

On balance, the LHA do not consider that in these site-specific circumstances it could be demonstrated that the proposals could be demonstrated to lead to a severe highway safety issue, contrary to the National Planning Policy Framework (2024).

The LHA have reviewed their Personal Injury Collision (PIC) data with 500m in any direction of the

site for the last five-year period. There have been four PICs during this period with two classified as slight and two as serious. None were at the either the site access onto St Georges Close or the junction of St Georges Close / Dragon Lane.

The LHA have reviewed the PIC data and are satisfied there are no patterns or trends that the proposals are likely to exacerbate.

Given the above, the LHA would not seek to resist the proposals subject to the following conditions

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Car Park, drawing number 50012 Rev P01. 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).

2. The development hereby permitted development shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Date Received
21 July 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
11 August 2026