

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: 24/01092/FUL

Highway Reference Number: 2024/1092/04/H

Application Address: Camp Site Gopsall Hall Farm Gopsall Estate Twycross Atherstone
Leicestershire CV9 3QJ

Application Type: Full

Description of Application: 10 glamping pods with external covered decking areas, new access and parking, installation of new private package treatment plant, soakaway, reinstatement of a former pond and associated works

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Michael Lain

County Councillor: Bertie Harrison-Rushton

Parish: Twycross

Road Classification: Class B

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:

'Erection of 10 glamping pods with external covered decking areas, new access and parking, installation of new private package treatment plant, soakaway, reinstatement of a former pond and associated works.'

The proposals are at Camp Site, Gopsall Hall Farm, Gopsall Estate, Twycross, Leicestershire, CV9 3QJ.

There has been one previous application at the site detailed below:

18/00294/FUL - Conversion of existing barn to form leisure facilities and siting of 16 touring caravan pitches and 6 glamping pitches in association with the existing camping and caravanning site. The LHA advised approval in matters relating to the highway subject to conditions on 22 October 2018. The application was subsequently approved by the LPA on 26 October 2018.

The LHA have reviewed the following documents as part of this application.

- Application Form;
- Site Location Plan;
- Proposed Layout Plan, drawing number 240219-02-02;
- Road and Access Plan, drawing number 240219-02-06;
- Design and Access Plan;
- Front Entry Pod Plans and Elevations, drawing number 240219-02-05; and
- Side Entry Pod Plans and Elevations, drawing number 240219-02-09.

Site Access

The Applicant is proposing to utilise the existing access which is located approximately 1.75km to the north of the settlement of Little Twycross, along Ashby Road (B4116). Ashby Road at the location of the site access is an adopted, classified B road subject to the national speed limit (60mph).

Given the access is onto a B classified road subject to the national speed limit the LHA would consider whether the proposals could be considered contrary to 'HDM policy 2: access to the existing highway network' of the Leicestershire Highway Design Guide (LHDG) which can be found at <https://www.leicestershirehighwaydesignguide.uk/>. The LHA will apply a risk-based assessment of proposals for new accesses onto the existing highway network and alterations to and / or intensification of existing accesses so that they do not result in unacceptable road safety and operational concerns.

The LHA have reviewed drawing 'Road and Access Plan', drawing number 240219-02-06 and also note the access was assessed as part of planning application 18/00294/FUL and are satisfied the access is acceptable for the scale of development.

Whilst the Applicant has not provided vehicular visibility splay drawings, these were assessed as part of the 18/00294/FUL and found to accord with 'Table 6: Visibility splays' of the LHDG which can be found at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-and-design/visibility-splays>.

Given the above, the LHA finds the access acceptable in terms of the LHDG for the scale of development.

Highway Safety

There have been four Personal Injury Collisions (PIC's) recorded within 1km of the site access (500m in either direction of the access) within the last five years. Two of the PIC's were classed as slight in nature, one as serious and one PIC resulted in a fatality.

The LHA have reviewed the PIC data and whilst any fatality is regrettable, after investigation the LHA are satisfied there are no patterns or trends the proposals are likely to exacerbate.

Internal Layout

The LHA finds the internal layout in accordance with the following sections of the LHDG:

- Quantum of parking spaces:

<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/street-residential-car>

- Parking space dimensions and on-site turning:

<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/design-principles-street>

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Road and Access Plan, drawing number 240219-02-06 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Proposed Layout Plan, drawing number 240219-02-02. 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).

Date Received
10 December 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
3 January 2025