

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: 25/00298/FUL

Highway Reference Number: 2025/0298/04/H

Application Address: New Farm Hinckley Road Cadeby Nuneaton Leicestershire CV13 0BD

Application Type: Full

Description of Application: Erection of storage building (B8)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Sarah Flamson

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Cadeby

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 consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Erection of storage building (B8).'

The proposals are at New Farm, Hinckley Road, Cadeby Nuneaton Leicestershire CV13 0BD.

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

- Application Form;
- Site Location Plan;
- Floor & Elevation Plan, drawing number 1; and
- Block Plan.

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.

Site Access

The LHA notes the private access drive joins the public highway, which in turn adjoins Stapleton Lane approximately 24m to the west of the junction of Stapleton Lane / Hinckley Road (A447). Stapleton Lane is a classified C road and subject to the national speed limit (60mph). The Applicant is proposing to utilise the existing access. Whilst the Applicant has not provided any details scaled access drawings the LHA have taken the following into consideration:

- The access is an established access onto the highway.
- Given the location of the existing access joining Stapleton Lane the LHA consider that speeds are likely to be lower than the posted speed of the road;
- There are a number of businesses currently utilising the access with no Personal Injury Collisions (PICs) associated with the site (See Highway Safety section for full report); and
- Small scale nature of the proposals could not be demonstrated to have a material impact on the existing highway situation.

The LHA would therefore consider the access suitable for the scale of development.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) database and identified six PICs within 500m of the access in any direction. Three of these were classed as serious and three as slight. Only one of these involved a turning manoeuvre. None of these PICs were in the immediate vicinity of the access or the junction of Hinckley Road (A447) / Stapleton Lane. After reviewing the PIC data, the LHA can find no patterns or trends. The LHA are therefore of the opinion that there are no existing highway safety issues that would likely be exacerbated by the proposals.

Internal Layout

The Applicant is proposing an infill building providing approximately 870sqm for B8 use. The LHA notes that [Table 29\(a\)](#) of the LHDG states that for a development of this size nine x off-street parking spaces and two x HGV spaces should be provided within the site.

The Design and Access Statement (DAS)' states the following:

'The existing access will be retained, and parking can be accommodated within the scheme to meet the necessary requirements associated with the proposed extensions and alterations.'

The LHA notes there are a number of what appear to be independent businesses within the site. To ensure there is allocated parking within the site, the LHA would request a revised internal layout drawing demonstrating parking for nine x off-street parking spaces and two x HGVs. This would ensure the parking can be conditioned to ensure the parking is provided in perpetuity for the proposed development. Parking standards should be in accordance with [Figure 44](#) (cars) and [Figure 45](#) (HGVs) of the LHDG.

Date Received
10 June 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
26 June 2025