

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: 25/00701/OUT

Highway Reference Number: 2025/0701/04/H

Application Address: Land North Of Nailstone Road Barton In The Beans Nuneaton Leicestershire CV13 0PU

Application Type: Outline (with access)

Description of Application: Outline planning permission for 2 self-build homes (All matters reserved except for access)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: C/O Planning Agent

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Shackerstone

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 consulted on an outline application for planning permission for 2 self-build homes (All matters reserved except for access) at Land North of Nailstone Road, Barton in the Beans, Nuneaton, Leicestershire, CV13 0PU.

The LHA are aware of the previous planning history at the site;

- 20/00231/OUT - Residential development for ten bungalows (outline - access only)
- 21/00640/OUT - Residential development for ten bungalows (outline - access only)

The LHA note that both of these previous applications were refused on non-highways grounds and note application 21/00640/OUT was dismissed at appeal.

The LHA had conducted a site visit on 19 August 2025.

Throughout the below comments reference is made to the Leicestershire Highway Design Guide (LHDG) which is available at <https://www.leicestershirehighwaydesignguide.uk/>.

The LHA have reviewed the accompanying documents in support of the following observation:

- Outline planning proposals Sheet 1 of 2 – Drawing No. 254571.01
- Outline planning proposals Sheet 2 of 2 – Drawing No. 25.4571.02
- Planning statement

Site Access

The Applicant is proposing a site access to the proposed development on Nailstone Road, which is an unclassified road subject to a 30mph speed limit. The LHA note that the speed limit changes approximately 90m to the North of the proposed site access to the National Speed Limit.

The LHA have reviewed the submitted document '*Outline Planning Proposals – Drawing No. 25.4571.02*' and are satisfied with the access geometry proposed by the Applicant. The LHA are satisfied with the 5m wide access proposed.

For an access serving 2-5 dwellings, the minimum effective width of the access should be 4.25m for a minimum distance of 5.0m behind the highway boundary with a minimum drop crossing extent of 6 dropped kerbs measuring 5.5m to accord with [Table 13](#) of the Leicestershire Highway Design Guide (LHDG) which is available at <https://www.leicestershirehighwaydesignguide.uk/>. The Applicant is advised that where a site is located in excess of 45m from the highway, access and turning facilities should be provided for emergency service vehicles. Whilst not a material consideration for the LHA, it is unlikely that a refuse vehicle would enter the site therefore a suitable bin collection point should be clearly delineated on a revised drawing and near to the access point. The Applicant should ensure that this does not hinder any of the required pedestrian or visibility splays.

The LHA note the change in speed limit to NSL in close proximity to the proposed site access. Therefore, the LHA require the Applicant to submit a speed survey to determine the achievable visibility splays to the West of the site access.

The Applicant should demonstrate visibility in accordance with [Table 6](#) of the LHDG based upon recorded 85th percentile speeds of passing vehicles and demonstrated in accordance with [Figure 7](#) of the LHDG. Visibility splays should be measured from a 2.4m set-back from the edge of the carriageway and drawn to a 1m offset point of the nearside carriageway in either direction. Splays should be free from obstructions above 0.6m from ground level and contained wholly in land within the Applicants control and/or within the extents of the highway boundary and not encompass any third-party land.

The Applicant should therefore commission a speed survey in order to obtain 85th percentile speeds as part of a future reserved matters application to determine the required 'Y' distance. This would need to be carried out using Automatic Traffic Counts or Side Radar Detection, not Manual Traffic Counts, to avoid influencing driver behaviour. A permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. Details of the services available can be obtained by contacting ndi@leics.gov.uk.

Furthermore, the street lighting column to the East of the access within close proximity may need to be relocated in order to achieve the required visibility. The Applicant is advised that all costs associated with the relocation of statutory undertaker apparatus or street furniture will be at the Applicants expense. See image below.

If any highway vegetation is required to be removed to achieve the required visibility, then this would be at the Applicant's expense. The Applicant should contact LCC Forestry on 'forestry@leics.gov.uk' for further information regarding any potential costs associated with this.



Pedestrian visibility splays for this access also need to be required, demonstrating 1m x 1m at the site access.

Highway Safety

There has been one Personal Injury Collision (PIC) that has been recorded within 500m in either direction of the site access within the most recent five-year period. This occurred in May 2025, approximately 360m from the site's location. The LHA is satisfied that the development proposed would not exacerbate the likelihood of such incidents occurring given that this was an isolated incident.

Residential Parking

In accordance with [Table 28](#) and [Figure 44](#) the LHDG, two off-street car parking spaces should be provided for dwellings with three or less bedrooms, and three off-street car parking spaces should be provided for dwellings with four or more bedrooms.

Parking spaces should have the minimum dimensions of 2.4 metres x 5.5 metres (with 0.5 metres added to each side bound by a wall, hedge, fence, line of trees, etc). This should therefore be demonstrated as part of a future reserved matters application, should planning permission be granted.

Transport Sustainability

There are bus stops approximately 110m from the proposed site access that offer services to the town centre of Coalville in approximately 3-hour intervals. The LHA also note there are no local amenities in the village. The LHA therefore consider that the development proposal would be heavily reliant on the use of the private motor vehicle.

Nevertheless, the LHA is satisfied for the Local Planning Authority to include this transport context in its wider sustainability considerations for the site.

Date Received
1 August 2025

Case Officer
Taron Aujla

Reviewer
RD

Date issued
20 August 2025