

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: 26/00415/FUL

Highway Reference Number: 2026/0415/04/H/R1

Application Address: Land off Nuneaton Lane, Higham on the Hill

Application Type: Full

Description of Application: Re-consultation. Proposed change of use of land to equestrian use, proposed menage, associated parking and the erection of stables and a haybarn.

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr West

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Higham on the Hill

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 re-consulted by the Local Planning Authority (LPA) on an application seeking the change of use of land to equestrian use, proposed menage, associated parking and the erection of stables and a haybarn located at land off Nuneaton Lane, Higham on the Hill, Leicestershire.

The LHA issued a response on 13 July 2026 which should be read in conjunction with this response. As part of this re-consultation, the Applicant has submitted the following documents:

- Proposed Plans, drawing number AVD-962-HLH-PL01 Rev. A;
- Proposed Plans and Elevations - Agricultural Barn, drawing number AVD-962-HLH-PL0 Rev. A;
- Tracking Plans, drawing number AVD-962-HLH-PL04; and
- Email from Agent Comments on Highways and Environmental Health Matters, dated 04 September 2026.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](https://www.leicestershirehighwaydesignguide.uk/highway-development-management)) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:
<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

The site is located off Nuneaton Lane which is a classified C road subject to a 30mph speed limit and 7.5t weight restriction. There is a private driveway from Nuneaton Lane to which the proposed development is to be accessed from and Public Right of Way (PRoW) T52 also runs along it. The driveway also serves dwelling number 3a 'Ravenscroft'.

The LHA welcomes the demonstrated visibility splays of 2.4 metres by 64 metres north up to the junction with Main Street and 2.4 metres by 48 metres south on the 'Proposed Plans and Elevations - Agricultural Barn', drawing number AVD-962-HLH-PL0 Rev. A.

The LHA previously requested the Applicant should demonstrate on a drawing that a vehicle towing a horsebox can ingress the site whilst another vehicle is waiting to egress the site and vice versa and turning manoeuvres in all directions.

The LHA has reviewed the 'Tracking Plans', drawing number AVD-962-HLH-PL04. The LHA note that tracking of a car towing a trailer accessing the site from the north has not been demonstrated and therefore the LHA require this information. Tyre paths and vehicular overhang paths should also be demonstrated on each swept path drawing. Therefore, the LHA request revised swept path drawings showing turning manoeuvres in all directions.

The Applicant continue to request what the land is currently used for along with the existing use class and types of vehicles accessing the site under the extant use.

Highway Safety

As advised previously, there has been one PIC recorded within 500 metres of the site access. This was recorded as being 'slight' in severity and occurred on Main Street approximately 220 metres from the proposed access.

The acceptability of the proposals would be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2026) to ensure that new highway safety issues would not be introduced to the vicinity

Trip Generation

The LHA previously requested details of trips for the existing site use and expected trips for the proposed use for consideration; if the proposals include events being held at the site; and details of the types of vehicles.

The Applicant has stated in an email dated 4 September 2026:

'In respect of trip Generation to and from site, then horses need to be maintained at least twice a day so I expect 2 car trips per horse amounting to 8 trips a day, which I expect will be staggered during the day from morning till dusk.'

There will be no commercial events and purely for people owning horses to look after them where they don't have their own land to do so.'

It appears that the proposals could generate eight two-way trips per day.

The Applicant has not provided details of trips for the existing site or details of types of vehicles currently and expected to access the site. This should be provided for review.

Internal Layout

The Applicant has demonstrated on the 'Proposed Plans', drawing number AVD-962-HLH-PL01 that there will be parking for four cars on a compacted gravel area with turning space incorporated. The Applicant has also marked where public footpath T52 crosses the proposed car park area. Although not demonstrated, the LHA is satisfied that the proposed parking area could accommodate turning space for a car towing a horsebox to enable vehicles to enter and egress the site in a forward gear.

Public Rights of Way (PRoW)

The driveway is the route of public right of way Footpath T52 where there is no separate path for pedestrians. The revised Proposed Plans drawing Ref. PL01A shows a 1.5m timber fence so that the parking and turning area is separated from the pedestrian public right of way. This is a welcome improvement. However, the LHA advises these practical points:

- Newly enclosed public footpaths should have a 2.0m minimum clear width.
- To ensure the path is usable, surface weed growth around fencing need controlling.
- At the west end of the enclosed path, there should be fence post at least 10cm wide on which the LHA can install an arrow disc confirming where the path route goes.
- When the work is completed, the applicant should email footpaths@leics.gov.uk to request an LHA officer visits to install the necessary sign disc.

As before the LHA advise that anyone involved in constructing the car park needs to be aware of, and bear in mind, that pedestrians have a legal right to go past the site safely and freely at all times. Otherwise, noting the proposed work, Public Rights of Way are satisfied that the use and enjoyment of Public Footpath T52 will not be significantly affected.

Date Received
9 September 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
25 September 2026