

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/R1

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

Application Type: Outline (with access)

Description of Application: Re-consultation. 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 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 re-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's previous response on 20 August 2025 requested further information in the form of a speed survey; demonstrating visibility splays and parking.

The LHA has reviewed the following documents as part of this response:

- Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02A;
- Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02.B; and

- ATC Survey.

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 following response is to be read in conjunction with the LHA's previous response issued on 20 August 2025.

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 has reviewed the Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02A and Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02.B. For the avoidance of doubt, the LHA refers to drawing number 25.4571.02.B throughout this response as this appears to be the latest document revision.

The Applicant has undertaken an ATC survey, carried out from 10 October 2020 to 16 October 2025 and can confirm an ATC permit was obtained from Leicestershire County Council.

The recorded 85th percentile speeds eastbound were 39.7mph and 38.2mph westbound. Therefore, in accordance with [Table 6](#) of the LHDG, visibility splays of 65m are required.

On the submitted Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02.B, the Applicant has demonstrated visibility splays of 2.4m by 65m to the east and 2.4m by 63m to the west. The drawing does not show the full extents of the visibility splay to the east; however, the LHA has assessed this and find that 2.4m by 65m is achievable in this direction.

The LHA are satisfied with the demonstrated pedestrian visibility of 1m by 1m at the access point.

The LHA welcome the addition of the bin collection point and that this does not obstruct pedestrian visibility.

Internal Layout/ Parking

Although not a material planning consideration at this stage, the LHA have measured the proposed parking arrangements and find the width of the parking spaces to be substandard of the requirements in accordance with [Figure 44](#) of the LHDG.

However, there appears to be sufficient space within the site to accommodate the required parking provision.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Outline Planning Proposals, sheet 2 of 2, drawing number 25.4571.02.B 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. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 65 metres to the east and 2.4 metres by 63 metres to the west have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

3. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
20 October 2025

Case Officer
Emma Peacock

Reviewer
BD

Date issued
31 October 2025