

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: 25/00964/FUL

Highway Reference Number: 2025/0964/04/H

Application Address: The Larches Hinckley Road Nailstone Nuneaton Leicestershire LE67 6PA

Application Type: Full

Description of Application: Erection of two dwellings

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Singh

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Nailstone

Road Classification: Class A

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) on an application seeking the erection of two dwellings located at The Larches, Hinckley Road, Nailstone, Nuneaton, Leicestershire, LE67 6PA.

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

- Application Form; and
- Site Plans (Location Plan; Site Plan; Floor Plans, Elevations) – drawing number TL-A0-003, Rev B.

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 site is located on Ibstock Road, a classified A road (A447) which is subject to a 50mph speed limit and no weight restrictions. The A447 is part of Leicestershire's [Resilient Network](#) and is Leicestershire's [Priority 1 Gritting Route](#). Drawing number TL-A0-003, Rev B details that the proposed access point will be from Ibstock Road (A447).

The proposals will need to be considered against the guidance in Highway Development Management [Policy 2](#): access to the existing highway network of the LHDG.

The proposed access is located approximately 50 metres from the junction with Grange Road, a classified B road (B582) subject to a 40mph speed limit. The access is also situated close to the inside of a bend in the road where single white lines prevent overtaking on the approach in each direction.

Currently, the Applicant has failed to demonstrate appropriate visibility could be achieved at the site access. Based on [Table 6](#) of the LHDG, for a road where measured 85th percentile speeds are between 45 to 53mph, a visibility splay of 2.4 x 160 metres would be required in each direction. Based on the submitted drawings, the LHA do not believe such a splay to be achievable within land under the Applicants control (the red line boundary) and public highway to the southeast of the site. In the absence of a speed survey to inform visibility splays and a scaled drawing demonstrating visibility splays, the LHA raise highway safety concerns about the location of the proposed access and the limited achievable visibility to the southeast. The access would therefore be contrary to Policy 2 of the LHDG and paragraphs 115 and 116 of the NPPF (2024).

The LHA note that the gradient of Hinckley Road (A447) declines towards Ibstock which may affect visibility to the northwest of the proposed access point should the access be moved further to the northwest. Again, a speed survey would be required to evidence visibility splays. Furthermore, the LHA will not accept an intensification in use of the existing access to The Larches on Ibstock Road (A447) given this is situated on a junction radii with Odstone Lane. Given the red line boundary of the site, the Applicant is strongly advised to consider moving the proposed access to Odstone Lane. Odstone Lane is a C classified road which does not form part of the Resilient Network, carries a lower volume of traffic and may have lower vehicle speeds given the junction with the A447.

Regardless of the access location, the full extents of the visibility splays need to be demonstrated by the Applicant on a scaled drawing and evidenced by a speed survey. Splays would need to fall fully within land under the Applicants control or the extents of the public highway and not contain any obstructions above 0.6 metres in height. The tips of the splays may be off set from the edge of the carriageway by 1.0 metre. Due to the gradient of the road Hinckley Road (A447), this should be demonstrated both in the vertical and horizontal plane in the event access is proposed off the A447.

The speed survey would need to be carried out using an Automatic Traffic Counter – not Hand Held Radar – 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.

The width of the proposed access is not stated but it should accord with [Table 13](#) of the LHDG whereby an access serving two to five dwellings should have a minimum width of 4.25 metres for a minimum distance of 5 metres behind the highway boundary. The access drive would need to be

hard bound (not loose aggregate) for a minimum of 5 metres from the highway boundary and drainage would need to be provided to prevent surface water from flowing into the highway, should the site drain towards the highway. Any gates would need to be set back at least 5 metres from the highway boundary. The LHA strongly advise the two dwellings are accessed from a single point of access to the highway. All of the above should be detailed on a revised drawing.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there has been one recorded collision within 500 metres of the proposed site access. This was classed as slight in severity. Whilst the LHA consider there are no patterns of PICs that are likely to be exacerbated by the proposed development the Applicant has yet to demonstrate that a safe and suitable access to the site could be achieved.

Internal Layout

Having reviewed the Site Plans, the Applicant is proposing two dwellings to which the Application Form states will each consist of four-plus bedrooms.

Parking provision should be provided on the basis of a minimum of three spaces for a dwelling with four or more beds in accordance with [Table 28](#) of the LHDG which the Applicant appears to have proposed on the submitted drawings. Spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip for each side bound by a wall/ hedge/ fence etc. For a garage to count as a parking space, internal dimensions should measure 3 x 6 metres for a single garage or 6 x 6 metres for a double.

Turning provision should be incorporated within the site to enable vehicles to enter and exit in a forward direction. Currently, it is unclear what turning provision would be available at the site.

The LHA would request that any refuse collection points are clearly shown on the re-submitted drawings and that they do not interfere with visibility splays.

The above should be demonstrated on a detailed and scalable drawing.

Transport Sustainability

The site is located in a rural location with the nearest bus stop located approximately 1.5km away on High Street in Ibstock. The nearest pedestrian footway to Ibstock is located approximately 215 metres from the proposed development. Bus services in Ibstock primarily include the Arriva Midlands 15 service connecting to Coalville (Mon-Fri) and the LC6 Centrebus to Hinckley. The area is also served by the FoxConnect on-demand, bookable service (Zone 8), which allows for flexible pick-ups and travel to nearby hubs.

The LHA is satisfied for the LPA to consider transport sustainability alongside its other sustainability considerations for the site.

Closing

The LHA advise that the Applicant has currently failed to demonstrate that a safe and suitable access could be achieved to the site. The access could therefore be to the detriment of highway

safety and contrary to Policy 2 of the LHDG as well as Paragraphs 115 and 116 of the NPPF (2024).

The Applicant is strongly advised to provide revised access details and demonstrate visibility splays based on a speed survey as detailed above.

Date Received
10 April 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
1 May 2026