

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

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

Application Type: Full

Description of Application: 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 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 has produced these highway observations having reviewed the following accompanying documents:

- Application Form;
- Planning Statement & Design and Access Statement;
- Proposed Plans, drawing number AVD-962-HLH-PL01;
- Proposed Plans & Elevations - Stables, drawing number AVD-962-HLH-PL02; and
- Proposed Plans & Elevations – Agricultural Barn, drawing number AVD-962-HLH-PL03.

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'.

It is considered that the proposed development will represent an intensification of use of this access point. Therefore, a safe and suitable access will need to be demonstrated.

The LHA conducted a site visit on 30 June 2026 and recorded 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. This is in excess of the requirements set out in [Table 6](#) of the LHDG. It would however be beneficial for the applicant to detail the available visibility on a drawing.

The access where it meets the highway boundary measures 4 metres wide. This widens to 5 metres towards the end of the private driveway past 'Ravenscroft'.

The LHA is concerned that the existing access is too narrow to accommodate a car towing a horsebox passing another car at the point of access from the highway.

The LHA has reviewed the '*Proposed Plans*', drawing number AVD-962-HLH-PL01 and it appears that the red line boundary is wider than the black lines that denote the driveway border. The Applicant should therefore clarify if they are able to widen the access.

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. This would need to show turning manoeuvres in all directions.

The Applicant should clarify 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

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and 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 (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

Trip Generation

It would be useful for the Applicant to provide details of trips for the existing site use and expected trips for the proposed use for consideration. It would also be beneficial to know if the proposals include events being held at the site as it's for commercial use. Details of types of vehicles should also 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. The proposed menage is some distance south of this route, but the proposed parking and turning area includes the public right of way at its northern end. There is no separate path for pedestrians along the driveway and across the proposed parking area. 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.

Noting the proposed work, the LHA is satisfied that the use and enjoyment of Public Footpath T52 will not be significantly affected.

Date Received
23 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
13 July 2026