

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: 26/00205/P3CR

Highway Reference Number: 2026/0205/04/H

Application Address: Poplar Farm Sheepy Road Sibson Nuneaton Leicestershire CV13 6LE

Application Type: Change of Use

Description of Application: Notification to determine if prior approval is required for the change of use of agricultural buildings Units 1 and 2 to Use Class B8 commercial units

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Peter Blood

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) to determine if prior approval is required for the change of use of agricultural buildings Units 1 and 2 to Use Class B8 commercial units located at Poplar Farm, Sheepy Road, Sibson, Nuneaton, Leicestershire, CV13 6LE. The total floorspace of the buildings combined has been measured at approximately 511 square metres.

The LHA is aware of the planning history stated below:

- Ref. No: 22/00944/P3CR - Prior approval for converting an existing concrete portal framed cattle yard into a storage shed for storing animal feeds for dogs and cats with allergies.
Status: GDO Prior Approval Given.
- Ref. No: 24/00104/FUL - Proposed steel-framed agricultural building.
Status: Planning Permission

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

- Application Form;
- Location Plan;
- Block Plan; and
- Block Plan (Site Layout identifying each unit).

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 Sheepy Road which is an adopted, unclassified road subject to a 30mph speed limit. Approximately 75 metres to the west of the access, the speed limit changes to the National Speed Limit. The Applicant is not proposing any changes to the existing access.

Based on a site visit on 16 April 2026, the access where it meets the highway measures to be approximately 17 metres wide. Visibility splays measure 2.4 x 61 metres to the west of the access, and approximately 100 metres to the east, which it to the sharp bend in the road which is likely to act as a natural speed constraint, along with the carriageway width. Based on [Table 6](#) of the LHDG, these would be acceptable for vehicle speeds of up to 35mph for eastbound traffic and 40mph for westbound traffic.

Sheepy road measures approximately 4.2 metres wide at the access location. There is no evidence of existing farm vehicles or HGVs over-running the verge opposite or either side of the site access.

The Applicant has stated within the Application Form:

‘There will be a reduction in farm related traffic, as the buildings will no longer be serviced by feed/delivery lorries and tractors.’

The LHA are satisfied given the scale of the proposals, the development would be unlikely to result in the intensification in use of the existing access. Given the above, the LHA is therefore satisfied that the existing access arrangements are suitable for the proposed development under the site-specific circumstances.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been no recorded collisions within 500 metres in all directions of the site access in the previous five years. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The Applicant has stated within the Application Form:

‘There will also be generous on-site parking. There is a large yard area for the unloading of deliveries, with turning areas for HGVs.’

As previously stated, there will be a reduction in agricultural traffic due to the proposed change of use. Based on [Table 29\(a\)](#) of the LHDG, a total of five car parking and one HGV parking space would be required. The LHA is satisfied that whilst this has not been detailed on a drawing, there is sufficient space within the site to accommodate for car parking and turning of HGVs. This would be the responsibility of the Applicant to manage.

Given the above, the LHA would not seek to resist the proposals.

Date Received
19 March 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
24 April 2026