

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: 25/00555/FUL

Highway Reference Number: 2025/0555/04/H

Application Address: Stoke Fields Farm Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6HR

Application Type: Full

Description of Application: Proposed Agricultural Building

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Guy Stripp

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Stoke Golding

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 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), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Proposed Agricultural Building.'

The proposals are at Stoke Fields Farm, Hinckley Road, Stoke Golding, Nuneaton, Leicestershire, CV13 6HR.

There has been one previous application at the site detailed below:

25/00065/AGDO - Application to determine if prior approval is required for a proposed erection of an agricultural building for storage of hay and fodder. The LHA were not consulted as part of this application. The LPA subsequently decided that the application did not comply with the limitations

stipulated within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6 for this type of application.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location / Block Plan;
- Trip Generation Information;
- Additional Information;
- Planning Statement; and
- Elevations and Floor Plans.

Proposals

The site is situated on the southern extent of Hinckley Road, approximately 51m to the east of Hinckley Road / Greenwood Road. Hinckley Road at the location of the site is an adopted, classified C road (C6101) subject to a 30mph speed limit.

The proposals seek the erection of an Agricultural Building for the storage of additional hay storage on site.

It is noted that the Applicant has not provided any detailed, scaled access drawings and no access amendments are proposed.

The Applicant states within the trip generation information the following:

'Based on 2025 figures we will be looking to harvest 80 large round bales of from our existing fields on site. In addition to this, we will be looking to bring a further 100 large round bales of hay from other sites within the Hinckley & Bosworth area. This will be carried out during July and August each year. Our tractor and trailer can carry 30 bales at a time, so approximately four additional deliveries to Stokefields Farm. This means the total amount of bales stored on site in the new barn will be approximately 180 bales. Approximately 40 of these bales are used on site each year to feed existing animals, the balance of 140 bales will be sold. Generally, the demand for hay is greater during December and January, which is when these bales will be sold and delivered to existing customers, again within the Hinckley and Bosworth area. This will mean an additional 5 tractor and trailer journeys from Stokefields Farm each year.

With all the above being taken into account, we believe that as a result of the extra hay storage on site, an additional nine journeys will be made during a 12-month period.'

The above equates to an additional 36 two-way trips (one arrival, one departure) over a 12-month period, this would be considered de minimis given the small-scale nature.

Highway Safety

The LHA have reviewed their Personal Injury Collision (PIC) data and have found two recorded PICs within 500m of the site in all directions in the last five-year period. these PICs were classed as slight in severity.

The LHA noted that whilst both PICs involved turning manoeuvres, neither were located at the site access. The LHA have also taken into consideration the small-scale nature of the proposals. Therefore, the LHA are of the opinion that there are no existing highway safety issues that would likely be exacerbated by the proposals.

Public Right of Way (PRoW) U2

Footpath U2 starts from the site access adjacent to Hinckley Road. Given the development is small in scale, the interaction with PRoW users is likely to be very limited, and any site traffic would be slowed by turning from Hinckley Road or pausing to give way to any traffic on it before access and egressing the site. As such, any risk to the public is minimal.

Given the above, the LHA are satisfied that access is suitable for the scale of development in these site-specific circumstances and would not seek to resist the proposals.

Date Received
8 January 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
27 January 2026