

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: 26/00613/FUL

Highway Reference Number: 2026/0613/04/H

Application Address: 27 Crown Hill Close Stoke Golding Nuneaton Leicestershire CV13 6EW

Application Type: Full

Description of Application: Erection of a two storey three-bedroom house

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Ian Neale

County Councillor: Joshua Melen CC

Parish: Stoke Golding

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

'Erection of a two storey three-bedroom house.'

The proposals are at 27 Crown Hill Close, Stoke Golding, Leicestershire, CV13 6EW.

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

- Application Form
- Site Location Plan
- Design and Access Statement

- Planning Statement
- Proposed Site Plan, drawing number 200-TAA-XX-ZZ-DR-A-1100 Rev P05
- Proposed Elevations, drawing number 200-TAA-XX-ZZ-DR-A-1400 Rev P09 and
- Proposed Floor Plan, drawing number 200-TAA-XX-ZZ-DR-A-1400 Rev P07

It appears there has been one previous application at the site detailed below:

18/00152/FUL - Erection of 2 bedroomed dwelling with vehicular access and parking. Whilst the LHA have no evidence on record that the LHA were consulted, nor is there any record within the LPA website, the officer report states the LHA have indicated the application was acceptable. The LPA approved the scheme on 11 April 2018. However, this permission appears to have lapsed.

Proposals

The application site is situated at the end of a no through road. Crown Hill Close at the location of the site is an adopted, unclassified road subject to a 30mph speed limit. However, the LHA undertook a site visit on 22 June 2026 and noted that speeds at this location were much lower than the posted speed of the road.

The LHA have reviewed the drawing titled 'Proposed Site Plan', drawing number 200-TAA-XX-ZZ-DR-A-1100 Rev P05 and firstly it is noted that the redline to the east of the site (adjacent to the principal elevation) appears to include part of the highway. The records available demonstrate that all the grassed area is highway land. As such, this should be amended by the Applicant. If the Applicant believes this is not the case, they should contact the Highway Records Enquiries team via HRE@leics.gov.uk

Whilst the access would not fully comply with the LHDG in terms of [Table 13](#) and [Table 6](#) of the LHDG in terms of access arrangements and visibility, given the slow speeds of the traffic, the low levels of traffic, and given it is a no-through road with similar accesses within the area, the LHA would not seek to resist the proposals in matters relating to the access.

The LHA also note on the drawing titled 'Proposed Site Plan', drawing number 200-TAA-XX-ZZ-DR-A-1100 Rev P05 that the Applicant appears to propose block paving to the west of the site. As previously stated, this is within the public highway and therefore should be removed from the drawing.

Whilst this would be an off-site consideration it is noted that the public footway terminates either side of the proposed dwelling, meaning that there is no existing pedestrian link to the site. It is noted that there is a grass highway verge in situ that could facilitate a connecting footway to the existing highway infrastructure. Paragraph 115 of the National Planning Policy Framework (2024) states applications for development should ensure that a safe and suitable access to the site can be achieved for all users. Given this, it is likely that the Applicant will have to enter into a Section 278 agreement in order to facilitate footway connectivity at the location.

Given the above, the Applicant should also undertake the Stage One Road Safety Audit in accordance with the section of the LHDG titled '[When road safety audits are required by the council](#)'

Hard surfacing would be required for a minimum of 5m behind the public highway, this can be secured via condition.

The LHA would also advise that aside from the requirement for planning permission, any amendments or new vehicular access and / or works within the public highway requires a separate approval from the LHA prior to undertaking works in the highway. Further information can be found using the Leicestershire County Council Vehicle Access (Dropped Kerbs) Information Pack, available at:

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/6/21/VA1-Information-Pack-June 19.pdf>

As previously stated, the Applicant would be required to remove a section of grass verge to facilitate a footway to the front of the dwelling in order provide a continuous footway link. However, there may be statutory undertaker apparatus located within the verge/footway fronting the site; should an application be forthcoming and the LPA minded to grant the proposals, the Applicant would need to undertake surveys and potentially works to relocate any services if found. Any additional cost that arises because of this, would be entirely at the Applicant's expense.

It was noted during the site visit that a salt bin is located within the grass verge which is believed to be public highway. Given this area is require as a footway link, the Applicant should ascertain whether this will require relocation, even if temporarily during the construction phase. Given this, the Applicant should contact Leicestershire County Council via CustomerServices@leics.gov.uk

The Applicant has demonstrated off-street parking for two vehicles which accords with [Table 28](#) of the LHDG.

However, having scaled from the submitted drawing titled 'Proposed Floor Plan', drawing number 200-TAA-XX-ZZ-DR-A-1400 Rev P07, the off-street parking spaces do not accord with [Figure 44](#) of the LHDG in terms of width and therefore cannot counted towards the off-street parking provision.

As such, the LHA would request the Applicant re-considers the proposals based on the advice above.

Date Received
14 July 2026

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
30 July 2026