

**TOWN AND COUNTRY PLANNING ACT**

**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

**DISTRICT:** null  
**OFFICER:** Sophie Sales  
**PROPOSAL:** Self build dwelling  
**LOCATION:** The Stables, 82A Lower Bagthorpe, Bagthorpe,  
Nottinghamshire, NG16 5HF  
**APPLICANT:** Mrs Heather Hall

Date Received 26/09/2025

D.C. No. V/2025/0530

This Application is for permission for the erection of a self-build detached dwelling with private curtilage with new vehicular access to Lower Bagthorpe.

The application has been submitted with a proposed site plan showing the new dwelling driveway and access onto Lower Bagthorpe Road the plan raises a number of concerns from the point of view of the highway authority these concerns are set out as follows:

- The Site Plan ref: (SL.045.02) shows a set of gates positioned at the edge of Lower Bagthorpe Road along the boundary between the site and the adopted highway.
- The drawing shows a verge crossing at the vehicular access to the property. The drawing should show that this crossing should comply with access geometry guidance for private driveways as set out in 3.1 of the Nottinghamshire Highway Design Guide, i.e there is a level difference between the carriageway of Lower Bagthorpe and the site, therefore, the gradient of the driveway should preferably be 1:20 with details shown to demonstrate that surface water will not discharge onto the public highway.

In light of the above the Highways Authority would request that this application is not determined until the above information has been provided.

JA 03/10/2025