

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Ashfield	Date Received	29/01/2026
OFFICER:	Lara Murray		
PROPOSAL:	Reserved matters application - appearance, landscaping and layout, for outline application (including access) for construction of one self-build dwelling v/2025/0108	D.C. No.	V/2025/0631
LOCATION:	Belle Ver, Coxmoor Road, Sutton In Ashfield, Nottinghamshire, NG17 5LF		
APPLICANT:	Mr Phil Justice		

This is a reserved matters application, for one self-build dwelling at Belle Ver, Coxmoor Road, Sutton-in-Ashfield.

Upon review of the amended Site Plan drawing (ref: P-104), it is noted that the proposed electric sliding gate does not currently comply with the Nottinghamshire Highway Design Guide. The Guide details that any gate must be positioned a minimum of 6 metres back from the highway boundary to allow a vehicle to park in front of the gate off the highway whilst the gate is operated. As shown on the revised plans, the distance between the gate and the highway is less than this. The applicant will need to address this.

The submitted layout also demonstrates that the distance from the entrance pillar to the front of the garage is approximately 15 metres. This length of driveway can accommodate two vehicles, and the single garage provides space for an additional car. For a three-bedroom dwelling, this level of provision is considered sufficient to meet expected parking demand.

The submitted site plan shows a bell-mouth access arrangement. This type of access is generally used for larger developments and is not considered appropriate for a single dwelling of this scale. A standard dropped-kerb vehicular access would be more suitable for this location.

The amended Site Plan drawing (ref: P-104) does not show a new proposed agricultural access, this will need to be addressed at a later stage as it is understood this has already been conditioned previously as part of planning application V/2025/0108.

In view of the above, the Highway Authority has no objections, subject to the following conditions being included to any permission granted;

1. The gates at the access point shall be sliding or open inwards only, be set back 6m from the highway boundary and constructed in accordance with details which have been first submitted to and approved in writing by the LPA. The approved gates shall then be retained for the life of the development.

Reason: To enable vehicles to stand clear of the highway whilst the gates are operated

2. No part of the development hereby permitted shall be brought into use until the access to the site has been completed and surfaced in a bound material (not loose gravel), for a minimum distance of 6 metres from the highway boundary and shall be drained to prevent the unregulated discharge of surface water onto the public highway.

A dropped vehicular verge crossing shall be provided as detailed on Site Plan ref: P-102.

Reason: To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.

Note to applicant

The applicant should note that the works will need to be constructed to the satisfaction of the Highway Authority. Please contact the County Council's Agent, Via East Midlands to arrange for these works to be carried out. Email: licences@viaem.co.uk Tel. 0300 500 8080.

EAS – NCC HDC

13/02/2026