

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: 25/00019/FUL

Highway Reference Number: 2025/0019/04/H/R1

Application Address: Land To The South Of 59 Kennel Lane Witherley Atherstone Leicestershire CV9 3LJ

Application Type: Full

Description of Application: Re-consultation. Demolition of existing barn and construction of two dwellings with associated parking.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Daniel Swift

County Councillor: Bertie Harrison-Rushton

Parish: Witherley

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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Demolition of existing barn and construction of two dwellings with associated parking.’

The proposals are on land to the south of 59 Kennel Lane, Witherley, Leicestershire, CV9 3LJ.

The LHA previously responded to the LPA on 28 February 2025 requesting further information from the Applicant, this included:

- Revised, scaled access drawing demonstrating an effective 6m access width.

In response to the LHAs observations the Applicant has provided the following document:

- External Works Layout, drawing number 9842.03 Rev B.

Site Access

The LHA have reviewed the drawing 'External Works Layout', drawing number 9842.03 Rev B and find the effective access width has been amended to 6m for the entire length of the access drive. As such, the LHA are satisfied the access is adequate for the scale of development.

For the reasons set out above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements and the parking and turning facilities as shown on External Works Layout, drawing number 9842.03 Rev B have been implemented in full and thereafter shall be kept available for such use in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and to ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 11 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024)

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
6 March 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
14 March 2025