

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

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

Application Type: Full

Description of Application: 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 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:

'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.

There are several applications previously associated with this site, latterly 22/00660/FUL for proposed two storey rear extensions to the existing two dwellings which utilised the application site for off-street parking for the existing two dwellings.

The Applicant subsequently applied to vary the approved plans under 22/01232/CONDIT which secured off-street parking adjacent to the dwellings which was approved by the LPA.

And lastly, 21/00789/FUL which secured the provision of the southern shared agricultural / residential access which was approved by the LPA.

The LHA have reviewed the following documents as part of this application:

- Allocation Form;
- Proposed Plans and Elevations, drawing number 9842.02; and
- Design and Access Statement.

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.

Site Access

The Applicant is planning to utilise the existing southern access considered and approved under 21/00789/FUL. However, the LHA stated the following as part of the 21/00789/FUL application.

‘The new access measures approximately 5.15 metres wide. The LHA advise for an agricultural access the minimum width should be 6.0 metres wide, the LHA therefore request the width is increased to 6.0 metres.’

Subsequently to the above, the Applicant provided a revised plan demonstrating the above.

The LHA have reviewed Proposed Plans and Elevations, drawing number 9842.02 and finds the access to be approximately 5.8m in width. Given the access still appears to provide access to the field to the rear as well as residential, the LHA requests the Applicant provided a revised, scaled drawing demonstrating an effective access width of 6m for a minimum distance of 11m.

The access drive should be hard surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 11m behind the highway boundary. This can be dealt with via condition.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions (PICs) recorded along Kennel Lane within the last five years.

Internal Layout

The LHA have reviewed Proposed Plans and Elevations, drawing number 9842.02 and note the Applicants are proposing two x two bedroom dwellings.

The LHA finds that the proposals accord with the required quantum of off-street parking spaces as per Table 28 of the LHDG which can be found [here](#).

The LHA finds that the proposals accord with Figure 44 of the LHDG in terms of parking space dimensions and turning. This information can be found [here](#).

Date Received
11 February 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
28 February 2025