

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: 23/00311/FUL

Highway Reference Number: 2023/0311/04/H

Application Address: Land Off Chapel Lane Witherley Atherstone Leicestershire CV9 3LR

Application Type: Full

Description of Application:

Proposed construction of 5 detached dwellings with associated garages, parking provision, access and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Cartwright Homes

County Councillor: Bertie Harrison-Rushton

Parish: Witherley

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) is in receipt of full application 23/00311/FUL which seeks the construction of 5 detached dwellings with associated garages, parking provision, access and landscaping. The proposed works are at Chapel Fields, Livery Stables, Chapel Lane, Witherley, Atherstone, Leicestershire, CV9 3LR.

There have been two previous applications at the site detailed below:

21/01305/FUL - This was for the construction of 5 detached dwellings with associated garages, parking provision, access and landscaping. The LHA advised approval of the scheme on highways grounds with conditions on 21 December 2021. However, the Local Planning Authority (LPA) refused the proposals on non-highway grounds on 22 December 2022.

15/00441/FUL - This was for the erection of 10 dwellings and associated access. The LHA advised approval on highway grounds on 2 October 2017. The application was however refused by the Local Planning Authority on 11 October 2017 on non highways grounds. The decision was appealed by the Applicant, however this was dismissed on 17 October 2018.

Whilst this application differs slightly from the previous scheme in terms of highway details, there LHA note there are discrepancies between submitted documents as part of this application.

For example 'Proposed Site Layout', drawing number P02 and drawings/information as submitted within the 'Transport Statement do not correspond, these include but are not limited to; all plots layouts are different and there appears to be no 2m footway to the front of the proposed plots.

Therefore, the LHA requests the Applicant provides revised, consistent drawings and information in order for the LHA to be able to accurately assess the proposals, and to ensure any conditions required do not show different details to protect the integrity of the decision.

The LHA note that 'Proposed Site Layout', drawing number P02 demonstrates a proposed Parish Hall Car Park. However, the drawing does not demonstrate a redline to the highway in order to access either the private or the public highway. Whether to the east or west of the Parish Hall, the Applicant would be required to provide hardstanding for a minimum of 5m behind the boundary. Access via the west of the Parish Hall would also be complicated by the fact Public Right of Way T28 runs through the access. As such, the Applicant should provide access details to the proposed car park including a revised red line plan.

Details of the car park should also be provided. This should include some form of delineation within the site that clearly identifies parking spaces and turning within the car park. Spaces and turning should be provided in accordance with Paragraph 3.165 and Figure DG13 of Part 3 of the Leicestershire Highway Design Guide (LHDG).

Date Received
4 April 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 April 2023