

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: 26/00306/FUL

Highway Reference Number: 2026/0306/04/H

Application Address: Drayton Barn Farm Chapel Lane Witherley Atherstone Leicestershire CV9 3LR

Application Type: Full

Description of Application: Erection of boarding kennels, solar panels and associated works

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Trivett

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Witherley

Road Classification: Unadopted / Private

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on an application seeking the erection of boarding kennels, solar panels and associated works located at Drayton Barn Farm, Chapel Lane, Witherley, Atherstone, Leicestershire, CV9 3LR.

The LHA has reviewed the following documents:

- Application Form;
- Existing Location Plan, drawing number ALS 102 – LP01;
- Existing Site Plan, drawing number ALS102 – ES01;
- Proposed Site Plan, drawing number ALS102 – SP01;
- Proposed Floor Plans and Elevations, drawing number ALS102 – PP01; and
- Planning 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 site is located on Chapel Lane which is an adopted road for approximately 36 metres from Atterton Lane. Thereafter, it is an unadopted, private road.

Atterton Lane is an adopted road subject to a 30mph speed limit and a 7.5t weight restriction. The LHA conducted a site visit of 1 May 2026 and noted that the speed limit changes to the National Speed Limit approximately 48 metres northeast of the junction with Chapel Lane.

The LHA measured the width of the junction access where Atterton Lane meets Chapel Lane to be 14.5 metres. Visibility splays at this junction were measured to be 2.4 by 143 metres northeast and 2.4 by 182 metres west. These are in excess of the requirements set out in [Table 6](#) of the LHDG whereby measured 85th percentile vehicle speeds between 26 and 30mph should have visibility splays of 2.4 by 43 metres.

The LHA is satisfied that the existing access is suitable for the proposed development.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been no recorded collisions along the length of Atterton Lane within 500 metres of the junction where Atterton Lane meets Chapel Lane. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Trip Generation

The proposal is for Witherley Boarding Kennels and Cattery which is located on the southern side of Drayton Barn Farm. The Applicant is proposing to erect a new kennel block and has stated with the Planning Statement:

'The proposed kennel building comprises 17 kennels. Though 11 of the kennels are two-dog kennels, these two dogs will be from the same household. Each kennel generates one vehicle movements to drop the dog(s) off, and one to collect. The most common length of stays is either for a weekend or for a week.

Each kennel is let out approximately once per week in peak periods (when allowing averaging out of the occupancy rates in section 2.0). On this basis the new kennel building will generate 34 vehicle trips per week (17 to drop off, and 17 to collect, with 64 two-way vehicle movements total), equating to on average 4.9 vehicle trips per day.'

The new kennel block would also create two full-time staff positions which would create four two-way movements per day. The Applicant has summarised the expected additional trips below:

*'Customer vehicle trips per day: 5 (10 two-way movements)
Staff vehicle trips per day: 2 (4 two-way movements)
Total: 7 vehicle trips per day (14 two-way movements).'*

The LHA is satisfied that the proposed additional trips would not result in a severe impact on the highway.

The worst-case scenario for the development whereby each kennel is utilised by a different client each day would result in 34 additional vehicle trips per day. Although unlikely, the LHA would still not class these trips as having a severe impact on the highway and therefore would not conflict with paragraph 116 of the National Planning Policy Framework (2024).

Internal Layout

The Applicant has stated on the Application Form that the existing parking spaces of 8 will remain with no further parking provision proposed.

The total number of staff under the proposals will increase to nine full-time and one part-time (currently seven full-time and one part-time). The LHA has reviewed 'Figure one: Existing parking arrangements' within the Planning Statement and find there is room within the site to accommodate the required parking. The LHA are mindful that the site is located a distance from the public highway and vehicles would be unlikely to park within the public highway of Witherley.

Date Received
14 April 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
7 May 2026