

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: 25/00444/FUL

Highway Reference Number: 2025/00444/04/H/R1

Application Address: Smiths At Pinwall Atherstone Road Pinwall Atherstone Leicestershire CV9 3NB

Application Type: Full

Description of Application: Access to existing garage and workshops (retrospective)

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr S Chaudry

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

Road Classification: Class B

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) have been re-consulted on a retrospective application for the 'Access to existing garage and workshops' at Smiths At Pinwall Atherstone Road Pinwall Atherstone Leicestershire CV9 3NB.

The LHA previously requested the Applicant provide further information in observations dated 30th May 2025.

The Applicant has subsequently submitted the following documents via the Local Planning Authority (LPA) which has been reviewed:

- Dynamic Transport Planning Letter dated 10/06/2025.

Site Access

As per previous observations the LHA advise that on the basis the proposed access is considered to be unauthorised; it has not been demonstrated that the access is safe and suitable to serve the development in accordance with the National Planning Policy Framework (NPPF) (2024).

Atherstone Road is a B-classified road on the resilient network and therefore will be assessed against Policy 2 of the Leicestershire Highway Design Guide (LHDG), available at <https://www.leicestershirehighwaydesignguide.uk/highway-developmentmanagement/highway-development-management-policies/hdm-policy-2-access-existing>.

To robustly assess against this policy, the LHA require actual speeds and vehicle volumes for Atherstone Road.

As per previous observations the LHA require a detailed access drawing in accordance with Table 15 of the LHDG. Gates would need to open inwards and be set back by a distance as to adequately allow the largest expected vehicle on site to sit off the highway. With any revised access the appropriate permits will need to be obtained by the Applicant prior to any works.

Details of expected vehicles to the site should be provided and the access should be suitable to serve two-way movements.

The Applicant is required to provide an independent Stage 1 Road Safety Audit (RSA1) of the site access, along with a Designer's Response to any problems raised. The LHA note that the location of the access, close to the junction radii of Atherstone Road with Grendon Road may be raised on this audit.

The existing access is via Grendon Road, a B-classified road subject to a 40mph speed limit, with any revised submission, details should be provided regarding the use of this access and the reasoning behind a secondary access being constructed. Drawing 16 (Site Layout) refers to a 'link through site', the LHA require further information on the nature of this and if any one-way system is proposed through the site. The LHA usually would not support a development with two access points. The Technical Note states 'As part of the development, delivery and servicing vehicles will use the northern access point serving the wider site, and egress the site to the east, via the junction with the B4116.' Clarity is required on the route through the site and how this one-way system will be managed.

Drawing DTP/3706525/ATR001 shows swept path analysis of a box van. It should be stated on the drawing the speed of which the vehicle is travelling. A speed of 15kph is required, with ideally 0.5m clearance to kerbs provided. Upon submission on a revised access plan in line with the LHDG a further swept path analysis of a 7.5t box van and a refuse vehicle should be provided, as the largest expected vehicles on site. Guidance on swept path analysis is available at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-anddesign/swept-path-analysis>.

From the Applicant's submitted location plan (red line plan), included within the Applicants red line is land within the highway boundary.

The Applicant is strongly advised to obtain an accurate depiction of the highway extents, by contacting the Highway Records and Enquiries team at the LHA via HRE@leics.gov.uk and submit revised proposals accordingly

Date Received
20 June 2025

Case Officer
Amy Stone

Reviewer
BD

Date issued
4 July 2025