

Your ref: W/16/1666  
My ref: 161666



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Mrs T Darke  
Head of Development Services  
WARWICK DISTRICT COUNCIL  
PO BOX 2178, Riverside House  
Milverton Hill, Leamington Spa  
CV32 5QH

**FAO : Rob Young**

21<sup>st</sup> November 2016

Dear Mrs Darke

**PROPOSAL:** Outline planning application for: a residential development of up to 115 dwellings (Use Class C3); public open space including a children's play area; earthwork's; drainage works; landscaping; and all other ancillary and enabling works. Detailed approval is sought for vehicular access from Southam Road, with all other matters to be reserved.

**LOCATION:** Land on the the south side of Southam Road, Radford Semele, Leamington Spa.

**APPLICANT:** Taylor Wimpey UK Ltd

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment of the planning application and the clarification submitted by the applicants transport consultants in regard to the Highway Authority response of objection dated the 8<sup>th</sup> November 2016.

Based on the assessment and appraisal of the development proposals the Highway Authority submits a revised response of **no objection subject conditions and planning obligations**.

The justification for this decision is provided below.

**Analysis:**

The proposed development comprises of a residential development of up to 115 dwellings on land to the east of Radford Semele. The site would be served by an new access onto the A425 Southam Road.

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The development proposals have been assessed in line with the following national policy and guidance documents;

- National Planning Policy Framework published by Department for Communities and Local Government in March 2012;
- National Planning Practice Guidance: Travel plans, transport assessments and statements in decision making published by Department for Communities and Local Government in March 2014; and,
- Guidance on Transport Assessment published jointly by Department for Transport and Department for Communities and Local Government in March 2007.

The commentary below provides a summary of the Highway Authority's analysis of the application.

#### Previous Correspondence;

The Highway Authority provided a response on the 8<sup>th</sup> November 2016 in regards to the planning application. Based on the assessment the Highway Authority was unable to accept to Transport Assessment due to concerns regarding the modelling of the A426 Southam Road / Offchurch Lane Junction, due to discrepancies between the Transport Assessment and the modelling output report provided in the appendices.

#### Transport Assessment;

The applicants have submitted a Transport Assessment in support of the development proposals. This document has been prepared on their behalf by the Mewies Engineering Consultants (M-EC) as their appointed transport consultants.

The Transport Assessment is well structured and provides a clear methodology in accordance with the National Planning Policy Framework and National Planning Practice Guidance.

The Highway Authority has reviewed and considered the trip generation for the proposed development. Based on our assessment we have no objection to the methodology used to calculate these. The Highway Authority also has no objection to the identified trip rates.

The transport consultants have only assessed the impact of the proposed access arrangement for the level of development, no wider modelling has been undertaken.

The access arrangement modelling demonstrates that the junction will operate a good level of reserve capacity, minimal delay and queuing. The Highway Authority accepts the modelling submitted and recommends that the access arrangement is acceptable.

M-EC have provided the clarification required by the Highway Authority. The information confirms that the information regarding the junction layout is incorrect within the Transport Assessment. A further modelling output file has been provided to clarify this matter and demonstrate that the junction has been accurately modelled with the correct parameters utilised.

From the outputs it is clear that the development will have an impact upon the operation of the A425 Southam Road Corridor between the junction of the A425 Southam Road / Sydenham Drive Signalised Junction and the A425 Southam Road / B4455 Fosse Way Roundabout Junction. The Highway Authority is currently developing a package of measures for this corridor to provide capacity enhancements and to ensure the safe and efficient operation of the highway network.

The Highway Authority will therefore seek a contribution of £6,000.00 per marketable dwelling for highway capacity enhancements on the A425 Southam Corridor between the A425 Southam Road / Sydenham Drive Signalised Junction and the A425 Southam Road / B4455 Fosse Way Roundabout Junction.

### **Conclusion:**

The Highway Authority has undertaken a further assessment of the planning application based on the provision of clarification to the Highway Authority's concerns outlined in the response dated 8<sup>th</sup> November 2016.

Based on this appraisal the Highway Authority is satisfied that the Transport Assessment is robust and methodology utilised is sound. The Highway Authority therefore revises its response to one of no objection subject to the following conditions and planning obligations.

### **Conditions:**

The Highways Authority requests the following conditions to be put in place if the Planning Authority is minded to approve the planning application.

1. No construction will be undertaken until a Construction Management Plan which should contain a Construction Phasing Plan and HGV Routing Plan is submitted and approved by both the Planning and Highway Authorities.
2. No construction will be undertaken until the site layout for the proposed development has been submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
3. No occupation will be undertaken until the access arrangement has been implemented in general accordance with access arrangements drawing no 20753-08-020-01 Ref. F

### **Section 106 Request:**

The Highway Authority requests the following S.106 monies be secured if the Planning Authority is minded to approve the planning application.

1. The provision of £6,000.00 per marketable dwelling equating to a total sum of £414,000.00 to enable highway improvement works on the A425 Southam Road Corridor in Radford Semele between the A425 Southam Road / Sydenham Drive Junction and A425 Southam Road / B4455 Fosse Way Junction..
2. The provision of Sustainable Travel Pack at the sum of £75.00 per household equating to a total sum of £8625.00.

## Notes:

1. The applicant will require works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of the Section 278 of the Highways Act 1980 for the purposes of completing the works. The application / developer should note that feasibility drawings for works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway Works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months notice will be required.

2. The applicant is required to ensure that the estate roads [including footways, cycleways, verges and footpaths] are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highway Act 1980 for the adoption of the roads.

The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of plans under Section 38 of the Highways Act 1980.

An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

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Yours sincerely

*Ben Simm*

Ben Simm  
Development Group

CC – **\*\*COUNCILLOR REDFORD – CUBBINGTON– INFORMATION ONLY\*\***