

Your ref: PAP/2025/0155

My ref: 250155



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FAO: Ian Griffin

26th September 2025

PROPOSAL: Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road.

LOCATION: Land South Of Warton Recreation Ground, Orton Road, Warton.

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment, of the planning application, at the request of North Warwickshire Borough Council in its capacity as the Local Planning Authority.

Trip rates/modelling:

The trip rates, distribution and isolated junction modelling has been carried out based on surveyed data. WCCs Transport Planning Team have reviewed this data and additional info provided following initial queries and accept the data provided and conclusions put forward. The development is unlikely to have a significant impact on capacity of the surrounding highway network.

Access/active travel:

A number of amendments have been made following discussions between the Highway Authority and transport consultants and accesses are proposed in 4 locations:

1. Vehicular access off Church Road
2. Pedestrian/cycle access to Warton Recreation Ground
3. Ped/cycle access to Red Marl Way
4. Ped/cycle access to Orton Road via crossing to the west

Whilst visibility splays have been shown in accordance with the measured speeds on Church Road WCCs active travel team have requested that due to the environment change and potential for cyclists to use Church Road to access into Warton and scheme

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of traffic calming is provided to support a reduction in the posted speed limit to 30mph on Church Road.

An indicative traffic calming scheme has been shown which is acceptable in principle however a condition is required to ensure that finalised detailed drawings are submitted for approval prior to construction on-site.

A road safety audit has been carried out and reviewed by WCCs Road Safety team. A number of amended plans have been submitted to overcome the issues raised and these have been accepted by the review team. The proposed access and other highway works are therefore considered acceptable in principle.

In order to provide a suitable cycle link to local services, including the closest secondary school, a link to Polesworth should be provided. WCC have identified a route in the LCWIP designated as route P12. A contribution is therefore requested towards this route in order to provide suitable sustainable transport options towards Polesworth. Between the proposed ped/cycle access and outskirts of Polesworth (30mph change), a distance of around 1050m, WCCs active travel team have provided a cost estimate of £1,176,000.

Public Transport:

The existing bus stops along Orton Road are in excess of the recommended 400m maximum distance from the site.

Unfortunately due to the speed of vehicles on Orton Road as well as the alignment it would not be possible to install additional bus stops closer to the site. In this case given the rural location the Highway Authority would accept the use of the existing bus stops.

In order to promote use of public transport, contributions are requested to improve existing services to provide future occupiers with a genuine choice of alternate travel options. Please see Proforma which will be provided with this response.

Other:

It is noted that improvements are proposed to the Kisses Barn Lane/Linden Lane crossroads which is welcomed. However, the Highway Authority have a casualty reduction scheme to be implemented at this junction planned in the near future. This scheme is therefore likely to be in place prior to this application being commenced (given the outline nature).

Based on the appraisal of the development proposals and the supporting information in the planning application the Highway Authority submits a response of **no objection**, subject to the following conditions:

1. Access to the site for vehicles from the public highway shall not be made other than at the positions identified on the approved drawing T24529 002 Rev G, and shall not be used until a bellmouth junction has been laid out and constructed in accordance with the standard specifications of the Highway Authority.

2. The development shall not be occupied until visibility splays have been provided to the vehicular access and pedestrian crossing points in general accordance with the approved drawing T24529 002 Rev G. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.
3. The development shall not be occupied until all parts of the existing access(es) within the public highway not included in the permitted means of access have been closed and the footway/verge has been reinstated in accordance with the standard specification of the Highway Authority.
4. No development shall commence until details plans have been submitted to and approved in writing by the Local Planning Authority showing a detailed traffic calming scheme on Church Road. Such plans shall include for all features to be installed, lighting, vehicle tracking, Road Safety Audit and all associated plans. The development shall not be occupied until such scheme as approved has been constructed and laid out in accordance with those plans and in accordance with the Highway Authority's specifications.
5. No development shall commence including any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to through the construction period. The approved plan shall provide for:
 - i. The routing and parking of vehicles of HGVs, site operatives and visitors;
 - ii. Hours of work;
 - iii. Loading and unloading of plant/materials.
 - iv. Storage of plant and materials used in constructing the development.
 - v. The erection and maintenance of security hoarding.
 - vi. Wheel washing facilities to prevent mud and debris being passed onto the highway.
 - vii. A scheme for recycling/disposing of waste resulting from construction works.
 - viii. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.

S106 contributions:

- A sum of £1,176,00 towards improved walking, cycling and wheeling provision towards Polesworth taking the route of P12 as identified in WCCs LCWIP with 50% to be paid upon commencement to allow for design works and consultations and the remaining contribution to be paid prior to occupation of 25% of the development.
- A sum of £238,608 towards public transport improvements, please see attached Pro Forma for full details.
- A sum of £6,000 towards the cost of a TRO associated with a 30mph reduction on Church Road to be paid on commencement of development.

Notes:

- a. Condition numbers 1 - 4 require works to be carried out within the limits of the public highway. The applicant / developer must enter into a [Minor] Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works.

In terms of design guidance this is carried out in conjunction with the County Road Construction Strategy 2022 on our website as referred to on the opening page. Please see below link:

<https://api.warwickshire.gov.uk/documents/WCCC-770-261>

The applicant / developer should note that feasibility drawings of 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 Post Room, Warwick, CV34 4SX or by email to:

s38admin@warwickshire.gov.uk

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 or by email to:

streetworks@warwickshire.gov.uk

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.

- b. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.
- c. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Yours sincerely

Chris Lancett

Chris Lancett
Planning & Environment

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