

Your ref: R18/0186

My ref: 180186



Communities

PO Box 43
Shire Hall
Warwick
CV34 4SX

Tel: (01926) 476974

Fax: (01926) 412641

johnlendinning@warwickshire.gov.uk

www.warwickshire.gov.uk

Ms Stephanie Chettle-Gibrat
Head of Growth & Investment
RUGBY BOROUGH COUNCIL
Town Hall
Rugby
CV21 2RR

FAO : Erica Buchanan

5th August 2021

Dear Ms Chettle-Gibrat

PROPOSAL: Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development of up to 137 dwellings (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park (details to be confirmed) (amended Plans).

LOCATION: Coventry Stadium, Rugby Road, Brandon.

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken assessment of the planning application. Based on the assessment and appraisal of the revised development proposals the Highway Authority considers that insufficient information has been provided to fully assess the highways impacts of the proposals, and therefore **objects** to the planning application pending receipt of further information.

Whilst it is acknowledged that the Highway Authority previously had no objection in its consultation response dated 18th October 2018, and that the quantum of development has reduced, the proposal has changed significantly from that assessed at the time. The previous assessment was made to a development in outline form with only matters of access included for detailed approval, whereas the current proposal seeks approval of the site layout.

Two 'Stage 1' Road Safety Audits (RSA) have previously been submitted during the course of this planning application, however neither took account of the layout of the site. A Stage 1 RSA will be required to be submitted in respect of the proposed layout. The documents to be audited should include all tracking, visibility splay details and

*Working for
Warwickshire*

adoption plan in addition to the general layout drawing. The proposed design speed must be made clear in the audit brief; for clarity the Highway Authority advises that the design speed for residential estate roads would usually be expected to be 20mph.

The Highway Authority will undertake a full assessment of road safety aspects of the proposed layout following receipt of the RSA. This notwithstanding, it is advised that the following aspects should be addressed prior to the commissioning of the RSA, and should be reflected in the audit brief and documents:

Whilst visibility splays have been provided for proposed internal junctions, no vehicular or pedestrian visibility splays are shown for private driveways. The Highway Authority has particular concerns with regard to visibility with respect to the private drives proposed to Plots 73-76.

Whilst a plan is provided showing areas of proposed highway adoption, it is noted that not all of the junction and forward visibility splays shown in the drawings are included within the land for adoption; it is recommended that these are included where practicable to aid future maintenance of visibility splays.

Please re-consult the Highway Authority for further comment upon receipt of new and/or amended documents to overcome the above issues.

Yours sincerely,

John Glendinning

John Glendinning

Development Group

CC – **COUNCILLOR TIMMS – EARL CRAVEN – FOR INFORMATION ONLY**