

Your ref: W/25/1214
My ref: W251214



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FAO : Dan Charles

8th October 2025

Dear Dan

PROPOSAL: Variation of Conditions 30 (Site Access Provision) and 31 (Traffic Management Scheme) of outline planning permission W/20/0617 (outline application for up to 200 dwellings with all matters reserved apart from access) to amend the triggers relating to the delivery of the completed site access and traffic management scheme.

LOCATION: Land On The South Side Of, Chesterton Drive, Leamington Spa
APPLICANT: Chris O'Hanlon

The applicant has proposed the following amendments to the original Planning Permission (W/20/0617).

C30 to be amended to read as follows:

Prior to first occupation of the first dwelling in the development, a temporary site access shall be delivered in general accordance with drawing 890956-RSK-ZZ-XX-DR-C-8051-P02. The permanent site access shall be delivered in general accordance with drawing 20376-01 Rev E prior to occupation of the final dwelling in the development.

C31 to be amended to read as follows:

Prior to occupation of the final dwelling in the development, the proposed Traffic Management Scheme shall be delivered in general accordance with drawing 20376-02A.

*Working for
Warwickshire*

The reasoning behind these amendments is to provide a suitable **temporary** access for construction vehicles and to prevent the need for significant re-construction works to the permanent works proposed at both the site access and to the traffic calming scheme on the existing highway.

It is clear that the developer is not attempting to renege on the provision of the works previously conditioned by the Planning Inspector, merely seeking to provide them at a more appropriate time following the completion of the majority of development.

Therefore, having undertaken a full assessment of the above planning application, it is considered that the proposal will have no adverse impact on the local highway network, therefore the response of Warwickshire County Council as the Local Highway Authority is one of **No Objection**.

Yours sincerely

Dave Pilcher

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Development Management Engineer
Planning & Environment
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CC – Councillor Roberts - For Information Only