

Cotswold District Council
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Gloucestershire
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Highways Development
Management
Economy Environment and
Infrastructure
Shire Hall
Westgate Street
Gloucester
GL1 2TG

1 March 2024
Your ref: 22/04163/FUL
Ask for: Malcolm Jones

Dear Martin Perks

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Erection of eight units of overnight guest accommodation and associated works
LOCATION: The Feathered Nest Inn Nether Westcote Chipping Norton Gloucestershire OX7 6SD
APPLICANT: Mr Adam Taylor

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has **no objection subject to conditions and financial obligations.**

The justification for this decision is provided below.

The above application is for the Erection of eight units of overnight accommodation and associated works at The Feathered Nest Inn Nether Westcote Chipping Norton

The proposed development for the eight units is unlikely to be a significant generator of additional traffic. The single bedroom layout is likely to mean that each unit is only likely to be accessed by a single vehicle when they are occupied. The submitted transport statement predicts five additional trips per day associated with the development based on an analysis of the TRICS database and this does not seem to be an unreasonable assumption. The occupation rates of this type of unit in this location is very unlikely to be 100% and therefore it would not be sensible to base an assessment of the developments impact on it generating 9 vehicles a day.

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This is considered not to be a significant increase over the traffic that could be generated by the existing business and is unlikely to have a noticeable impact on traffic accessing the site on the local highway network. It can be argued that any additional traffic on narrow substandard roads will result in a reduction in highway safety however such a small increase against the possible base is considered not to represent such a significant increase in the potential numbers of conflicts to warrant the refusal of planning permission where the development is supported by policy.

There are concerns about the levels of car parking on the site and the potential impact of any parking on the highway should there be any overflow from the site. With that in mind it seems reasonable to require the development to make provision for any additional potential parking requirement. It is therefore suggested that a condition to that effect be imposed. It is noted that a parking survey has been submitted that shows, on the days of the survey, that there was some spare capacity in the car park but this cannot be relied upon should the business be especially busy of hosting a special event and therefore it is seen as reasonable to require dedicated provision.

It is therefore recommended that should the application be approved it be subject to the following condition:

Prior to any part of the development hereby authorised being brought into beneficial use a scheme to provide one car parking space for each unit shall be submitted to and approved by the LPA and once approved shall be laid out, constructed, hard surfaced and drained to a suitable outfall in accordance with those details and once brought into use shall be maintained as such thereafter.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Yours Sincerely

Malcolm Jones
Highways Response Officer

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