

27 March 2023

Alfie Simons
Corporate Architecture Limited
Venari House
1 Trimbush Way
Market Harborough
Leicestershire
LE16 7XY

Dear Alfie,

PLANNING APPLICATION FOR THE ERECTION OF ONE DWELLING ON LAND AT DOVECOTE CLOSE, CONGERSTONE

A detailed planning application was submitted to Hinckley and Bosworth Borough Council (HBBC) in May 2020 (ref 20/00444/FUL) for a residential development of five dwellings accessed via an extension of Dovecot Close in Congerstone, Leicestershire. The application was approved by HBBC in June 2021 and a discharge of conditions application (ref 22/00982/DISCON) was partially approved in January 2023. Construction of the development has commenced, and the access road is in place.

As part of the detailed planning application, ADC Infrastructure Ltd produced a Highways Report¹ in May 2020. Leicestershire County Council (LCC) did not object to the application on highways grounds and their consultation response from June 2020 is enclosed within **Appendix A** of this letter.

The applicant, Tofino Homes Ltd intends to submit a new application for an additional dwelling on the site, therefore resulting in a total of six dwellings on the site. A development masterplan is contained in **Appendix B**. Therefore, this letter has been produced to support a new application and demonstrate that an additional dwelling would be acceptable on highways grounds.

Opportunities for sustainable travel

The Highways Report demonstrated that the amenities within Congerstone, including Congerstone Primary School, are within walking distance and can be accessed via footways on Shackerstone Road. In addition, National Cycle Network route 52 runs through Congerstone and connects with Coalville and Nuneaton. With regards to bus travel, bus stops are located within 250m from the site and serve buses between Measham and Fenny Drayton four times a day. It was therefore concluded that “*there are opportunities for sustainable travel, proportionate to the scale and location of the development*”.

As part of the consented development, a 2m wide footway will be provided on the western side of the site access carriageway whilst a pedestrian connection will be provided at the northern end of the site to enable a pedestrian and cycle access to Barton Road. LCC did not raise any objection to the accessibility of the site as part of their highways response, and, therefore, no further measures are considered necessary to support an additional dwelling.

¹ ADC Infrastructure Highways Report (ref ADC2224-RP-A-v3), 1 May 2020
ADC Infrastructure Limited is registered in England and Wales (company number 08590738)
Registered office: 22 Esher Grove, Nottingham, NG3 5DR

Access

The additional dwelling will be served from the shared drive accessed off the internal turning head. In total, including the additional dwelling, four dwellings will be served from the shared drive.

In accordance with LCC's Highway Design Guide, a 4.8m wide carriageway is suitable for up to 50 dwellings. Therefore, the access road has been designed to adoptable standards although will not be offered for adoption. The approved construction drawing is enclosed within **Appendix C**.

Therefore, given Dovecot Close and the site access carriageway have a minimum carriageway width of 4.8m and will not serve more than 50 dwelling even with the five consented and one additional dwelling, no additional measures are required as part of the updated application.

Car parking

The provision for car parking of the five dwellings related to the previous application was approved by LCC. In terms of the additional dwelling, the plot will be a 3-bed property. In accordance with LCC's Highways Design Guide, two spaces should be provided for a 3-bed dwelling that is in a suburban/rural area. The driveway can accommodate two cars and, therefore, would provide sufficient car parking.

Highway impact

It was stated within the Highways Report that supported the previous application, the consented five dwellings would generate up to four two-way vehicular trips in a peak hour. LCC stated in their consultation response in June 2020 that "*due to the quantum of the development proposed an assessment of generation is not required*". Applying the same trip generation assumptions of the Highways Report for the additional dwelling, there would be one extra vehicular trip in a peak hour.

Summary and Conclusions

Therefore, with reference to Paragraphs 110 and 111 of the NPPF, this letter has demonstrated the site provides opportunities for travel by sustainable travel modes, and safe and suitable access can be achieved for all users. The additional dwelling would not have a severe impact on the local highway network. The additional dwelling should not therefore be prevented on highways grounds.

Yours sincerely



Keith Gamblen
Senior Engineer
tel: 

Enclosed:

Appendix A – LCC highway comments of previous application (dated 9 June 2020)
Appendix B – Development masterplan
Appendix C – Approved construction drawing of road layout

APPENDIX A

LCC HIGHWAYS COMMENTS OF PREVIOUS APPLICATION (DATED 9 JUNE 2020)

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 20/00444/FUL

Highway Reference Number: 2020/0444/04/H

Application Address: Land South Of Poplar Terrace Congerstone Leicestershire

Application Type: Full

Description of Application:

Erection of five dwellings (2 x 3no bed and 3 x 5no bed) with public open space provision, landscaping and associated infrastructure and access from Dovecot Close.

GENERAL DETAILS

Planning Case Officer: Carol Grant

Applicant:

County Councillor: Cllr Ivan Ould

Parish: Shackerstone

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application for the erection of five dwellings (2 x 3 no. bed and 3 x 5 no. bed) with public open space provision, landscaping and associated infrastructure and access from Dovecot Close. The site is currently scrub land. The LHA previously provided pre application advice for a development of three dwellings at the same site in February 2020.

Site Access

Access to the site is proposed off the turning head at Dovecot Close and is a continuation of Dovecot Close which is an unclassified road subject to a 30mph speed limit. The LHA have studied the submitted Pegasus Design layout plan drawing number EMS-2559-008 and have measured the access width to be approximately 5m which is acceptable in accordance to Figure DG20 of part 3 of the Leicestershire Highway Design Guide (LHDG). Although no pedestrian or vehicular visibility has been demonstrated on any submitted drawings the LHA note the specific site location and are satisfied that sufficient forward visibility can be achieved at the site.

Highway Safety

There have been no Personal Injury Collisions (PICs) recorded within 500m of the site and within the last 5 years.

Trip Generation

Due to the quantum of the development proposed an assessment of generation is not required.

Internal Layout

The LHA have studied the accompany Pegasus Group House Type Pack and note that Plots 1,2 and 3 will each have 5 bedrooms and a double garage and plots 4 and 5 will have 3 bedrooms. Each plot will have two designated car parking spaces. The LHA have reviewed the dimensions of the parking spaces and the internal measurements of the double garages and are satisfied that they all accord to the dimensions required as detailed within part 3 of the LHDG. The number of parking spaces proposed for each plot including the double garages is satisfactory in accordance to paragraph 3.173 of the LHDG

The LHA note from the Pegasus Design layout plan drawing number EMS-2559-008 that the applicant proposes to extended the existing footway provision within the site which is in keeping with the existing arrangements on Dovecot Close. The LHA acknowledge from the above layout plan that plots 3, 4 and 5 will accessed via a driveway.

The LHA note from the application form that the applicant has advised that new public roads are to be provided within the site however after further correspondence with the LPA, the LPA have confirmed that this was an error within the application form and that no new public roads are to be provided within the site. The applicant should note that as part of the technical approval process a suitable delineation will need to be constructed to clearly identify the extent of the public highway and the private road.

The LHA have studied the submitted ADC infrastructure Highways Report and acknowledge the swept path analysis on page 10 which successfully demonstrates that a refuse vehicle can adequately turn within the site. It is noted that there will be some overhang within the private driveway which serves plots 3,4 and 5, however the LHA acknowledge that this will be a private development and therefore deem this acceptable.

Transport Sustainability

The nearest bus stop is located approximately 230m from the site accessible by the existing footway and buses operate from this stop frequently Monday to Saturday from Fenny Drayton to Measham. The village of Congerstone has a primary school, a public house and a church.

Conditions

1) No part of the development hereby permitted shall be occupied until such time as the access arrangements generally shown on Pegasus Design drawing number EMS-2559-008 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2) The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Pegasus Design drawing number EMS-2559-008. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

3) The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the

Leicestershire Highway Design Guide which is available at
<https://resources.leicestershire.gov.uk/lhdg>

Date Received
19 May 2020

Case Officer
Gabriella Garratt

Reviewer
BR

Date issued
9 June 2020

APPENDIX B

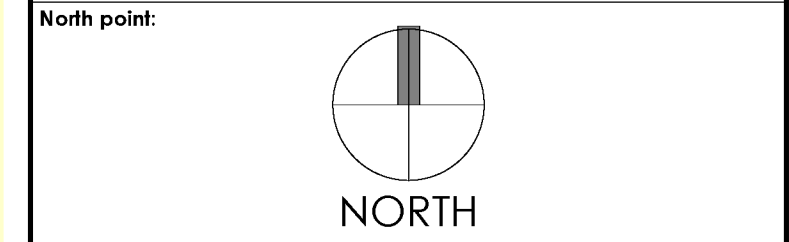
DEVELOPMENT MASTERPLAN



Proposed Site Plan

0 2.5m 5m 7.5m 10m 1:200

Printed or electronic copies of this drawing can be scaled for planning purposes only. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site, if in doubt - Ask.
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Notes:
Plot 1 Planning scheme to be read in conjunction with Plot 2, 3, 4 and 5

Revision Log:			
P2	Planning Issue	OS	27.03.23
Rev:	Description:	By:	Date:

Project:
Development off Dovecot Close, Congerstone, Leicestershire, CV13 6PE

Client:
Tofino Homes Limited

Scale:
0 2.5m 5m 7.5m 10m 1:200

Drawn by:	Checked:	Date:	Paper Size:
DH	-	Mar '23	A1

Drawing Title:
Proposed Site Plan

Drawing Status:
PLANNING ISSUE

Drawing Number:	Revision Number:
5188/AN/21/023	P2

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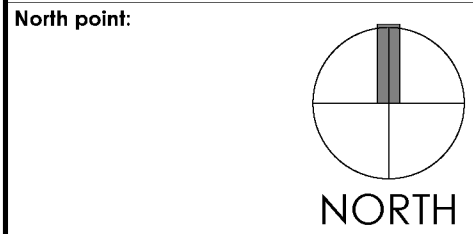
ISO 9001 office@corporatearchitecture.co.uk RIBA Chartered Practice www.corporatearchitecture.co.uk

APPENDIX C

APPROVED CONSTRUCTION DRAWING OF ROAD LAYOUT



Do not scale from this drawing, work to given dimensions. All dimensions to be checked on site. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site, if in doubt - Ask. Corporate Architecture Ltd accept no responsibility for works not undertaken fully in accordance with this drawing and relevant specifications. Copyright © Corporate Architecture Limited



- Notes:
- Finishes Key:**
- Black Pavers to main drive
 - Shared Drive, Surface tbc by client
 - Black Pavers path
 - Service Strip
 - Block Paving header detail to delineate edge of service strip
 - Landscaping - design by others - Grass / soft landscaping
- Note:**
- Levels & Drainage TBC
 - Coordinates to Site Access to be checked and confirmed on site prior to road set out, to ensure accuracy.
 - Setting out coordinate
 - Proposed Level

Revision Log:			
Rev:	Description:	By:	Date:
C3	Plot 3 footprint updated to suit latest on site info, setting out / paths updated to suit	MLH	28/02/23
C2	Plot 1 footprint updated to suit latest drawings, setting out / paths updated to suit	MLH	16/02/23
C1	Plot 2 GD increased by 1m length, bin collection areas added to suit Planners req's, co-ords updated to suit removal of plinths, status changed to construction	MLH	14/12/22

Project:
Development off Dovecot Close, Congerstone, Leicestershire, CV13 6PE

Client:
Adi Newberry

Scale:
0 2.5m 5m 7.5m 10m 1:200

Drawn by: AS	Checked: MVFA	Date: May '22	Paper Size: A1
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Drawing Title:
Proposed Site Setting Out

Drawing Status:
CONSTRUCTION ISSUE

Drawing Number: 5188/AN/21/1000	Revision Number: C3
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