

From: Megan Simpson <Megan.Simpson@marrons.co.uk>
Sent: 05 March 2026 16:47:55 UTC+00:00
To: "Christine Zacharia" <Christine.Zacharia@hinckley-bosworth.gov.uk>
Cc: "Brian Mullin" <Brian.Mullin@marrons.co.uk>; "Jacob Battle" <Jacob.Battle@marrons.co.uk>; "William Moralee" <William.Moralee@marrons.co.uk>
Subject: RE: 25/01229/FUL - Land South of Lindley Wood, Fenn Lanes, Fenny Drayton, update on consultation responses [SHMA-ACTIVE.FID11424651]

Hi Christine,

I hope you are enjoying your break!

To respond to the initial comments from the LHA, we have liaised with our Transport consultants who have informed us that there is no comparable TRICS data available. We have therefore calculated some approximate figures for the total quantum of caravan storage based on the space available on site, and how many trips this would generate as a result. This is all summarised below.

i. Average Caravan Size

- The proposed caravan storage area measures approximately 4,355 sqm
- The average caravan has a length of 7.3m-8m and a width of 2.25m-2.3m (Source of data: [Caravan sizes - what's important? | Winchester Caravans](#))
- The median length and width of the average caravan is therefore 7.65m and 2.275m respectively
- Therefore, the average caravan has an area of 17.4 sqm

ii. Quantum of Caravan Storage

- Total available storage area = approximately 4,356sqm
- In accordance with paragraphs 4.12 and 4.13 of the Transport Statement, there must be 6m aisle width between caravan rows to allow for two-way vehicle movements (6m distance is marked on the image below with the yellow lines on the western side)
- Each caravan will be sited 2m apart from each other to allow for easy access. This means each caravan occupies a plot of 32sqm.
- This allows for 3 rows of approximately 30 caravans:



iii. *Trip Generation*

- On average caravan owners take their caravans out 4 times per year (Source of data: [Are touring caravans a good investment?](#))
- This means there will be 4 x 2-way trips per caravan per year on-site
- Assuming 90 caravans are stored on-site, this totals 360 trip movements per year, or 30 per month. This averages one per day, which is negligible.
- The use of the storage facility would also assist with alleviating parking issues in residential streets, by freeing up off-street parking.

I hope the above is of use, and we would be grateful if the LHA could be contacted for their full response on the basis of the above.

Please let us know if we can be of any further assistance in this matter.

Kind regards,

Megan Simpson MRTPI
Senior Planner

M 07970 823 169

E megan.simpson@marrons.co.uk



Marrons

1st Floor, One Colton Square, Leicester, LE1 1QH



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From: Christine Zacharia <Christine.Zacharia@hinckley-bosworth.gov.uk>
Sent: 02 March 2026 16:54
To: Megan Simpson <Megan.Simpson@marrons.co.uk>
Cc: Brian Mullin <Brian.Mullin@marrons.co.uk>; Jacob Battle <Jacob.Battle@marrons.co.uk>
Subject: Re: 25/01229/FUL - Land South of Lindley Wood, Fenn Lanes, Fenny Drayton, update on consultation responses [SHMA-ACTIVE.FID11424651]

This Message originated outside your organization.

Hi Megan

I'm on A/L at the moment but I received an email late last week from LCCA asking for the further info requested so I think they are waiting for that before they provide a further response

Kind regards

Christine

Sent from [Outlook for Android](#)

From: Megan Simpson <Megan.Simpson@marrons.co.uk>
Sent: Monday, March 2, 2026 2:51:29 PM
To: Christine Zacharia <Christine.Zacharia@hinckley-bosworth.gov.uk>
Cc: Brian Mullin <Brian.Mullin@marrons.co.uk>; Jacob Battle <Jacob.Battle@marrons.co.uk>
Subject: RE: 25/01229/FUL - Land South of Lindley Wood, Fenn Lanes, Fenny Drayton, update on consultation responses [SHMA-ACTIVE.FID11424651]

Good afternoon Christine,

Thank you for your helpful email below, and apologies for the delayed response (I was on leave last week).

We are liaising with the appointed consultant team on the additional information requested and will provide you with estimated timescales for submission of such in due course. In the interim, please let us know when the substantive comments from the LHA are received (I note that their initial comments suggest they should be ready by today, 2nd March).

Kind regards,

Megan Simpson MRTPI
Senior Planner

M 07970 823 169
E megan.simpson@marrons.co.uk



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From: Christine Zacharia <Christine.Zacharia@hinckley-bosworth.gov.uk>

Sent: 24 February 2026 15:13

To: Jacob Battle <Jacob.Battle@marrons.co.uk>; Megan Simpson <Megan.Simpson@marrons.co.uk>

Cc: Brian Mullin <Brian.Mullin@marrons.co.uk>

Subject: Ref: 25/01229/FUL - Land South of Lindley Wood, Fenn Lanes, Fenny Drayton, update on consultation responses

This Message originated outside your organization.

Good afternoon Megan and Jacob,

I have reviewed the comments received so far on this application and have summarised these below. Note the further information requested

I'm not sure whether I'll meet the target date for determination of the 25.03.2026, but will request an extension of time, nearer the time, if it's looking unlikely.

I can confirm that I have only received one resident comment that neither objects or supports the application.

	Object Y/N	Further information required Y/N, if Y information required summarised below
HBBC Drainage	N, subject to pre commencement conditions	N
LCC Drainage (LLFA)	Application documents insufficient for the LLFA to provide a substantive response at this stage	Y. The following information is required (see LCC comments dated 03.02.2026): • Existing drainage plan for the site, including all connections on site to the outfall • Proof of onward connectivity to the wider network of the proposed point of discharge • Proposed runoff rate reduced to 5 x greenfield runoff rate (1881/s) – unless otherwise agreed with LLFA following submission of existing drainage details • Topographical survey of the site • Suitable freeboard added to swale design
HBBC Arboricultural	N, as long as submitted tree protection plan is adhered to in full	N
LCC Archaeology	N	N
LCC Highways	A more substantive response to be provided by 02.03.2026	Y. Require more information regarding the caravan storage. How many caravans can be stored on the site? What are the expected level of trips? The latter can be provided either via TRICS or First Principles approach
HBBC Environmental Services - Pollution	A more substantive response to be provided once further information requested	Y. Require information on • proposed operating hours • How will site be lit? Will the site be provided with artificial lighting? If so this will need consideration however may be conditioned.

	received and reviewed	Suggest conditions re • Submission of a CEMP for construction • watching brief in the event that contamination is found during the development of the site.
LCC Ecology	Holding objection Application documents insufficient to provide full response at this stage	Y. Further information required (see comments dated 3 February 2026) • Irreplaceable and Priority habitats • European Protected Species – Great Crested Newt • Protected Species - Badger

Kind regards

Christine Zacharia MRTPI

Team Leader Planning Enforcement

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