

14 July 2023

Nicola Lea
A R Cartwright Limited
Vicarage Street
Nuneaton
Warwickshire
CV11 4AZ

Dear Nicola,

PROPOSED CONSTRUCTION OF 5 DETACHED DWELLINGS WITH ASSOCIATED GARAGES, PARKING PROVISION, ACCESS AND LANDSCAPING – HINCKLEY AND BOSWORTH BOROUGH COUNCIL APPLICATION REFERENCE: 23/00311/FUL

Prior to the above application being made, a previous detailed planning application consisting of five dwellings (reference 21/01305/FUL) was submitted to Hinckley and Bosworth Borough Council (HBBC) on 22 October 2021. As part of the application, ADC Infrastructure produced a Transport Statement¹ dated 8 October 2021. Leicestershire County Council (LCC) approved the scheme on highways grounds on 21 December 2021 subject to conditions. However, HBBC refused the proposals on non-highways grounds on 22 December 2022. An appeal has been lodged against the decision.

The current planning application was submitted to HBBC on 29 March 2023. The only amendments to the scheme were that the five dwellings have been pushed back from the road, the house types have been changed, and the red line amended to provide an area for the extension of the informal parking area adjacent to the Parish Hall.

There was no change to the number of dwellings proposed, nor to the proposed highway improvements to Chapel Lane, and therefore the Applicant submitted the Transport Statement produced in support of the previous application as part of the updated application. In response, LCC provided highway comments dated 24 April 2023 which are contained in **Appendix A**. LCC noted that there are discrepancies between submitted documents as part of the application and the drawings included in the Transport Statement. LCC therefore requested that “...the Applicant provides revised, consistent drawings and information in order for the LHA to be able to accurately assess the proposals, and to ensure any conditions required do not show different details to protect the integrity of the decision.” In addition, LCC have requested further details regarding the parking area associated with the Parish Hall.

Therefore, given LCC did not object to the previous application on highways ground, this letter has been produced to provide the requested updated drawings for the new application along with details of the car parking arrangement of the Parish Hall and a review of the car parking arrangements for the new layout of the proposed dwellings.

¹ ADC Infrastructure Transport Statement (report ref: ADC1306-RP-A-v2)

Updated drawings

As part of the Transport Statement, a highways drawing was produced which included an improvement scheme along Chapel Lane consisting of widening the carriageway along the site frontage to 4.8m, a narrowing feature in front of the Parish Hall and a 2m wide footway on the southern side of Chapel Lane to link with the existing footway which currently stops adjacent to the Parish Hall. The improvement scheme is shown on **Drawing ADC1306/008/D** included in the Transport Statement. The improvement scheme was agreed with LCC as part of the previous planning application (reference 21/01305/FUL).

It is recognised that key features of the agreed scheme were not shown on the 'Proposed Site Layout' drawing that was submitted with the new planning application, and that the change to the house types and driveway locations meant that there were discrepancies between **Drawing ADC1306/008/D** and the submitted layout.

Therefore, Drawing ADC1306/008 has been updated to reflect the revised driveway locations. No other changes to the agreed highway improvements to Chapel Lane have been made. The updated drawing, **Drawing ADC1306/008/G** is attached to this letter. The agreed improvement scheme on Chapel Lane has also been incorporated into the revised 'Proposed Site Layout' Drawing (22-124-PL02-D), which is contained in **Appendix B**. The layout has been updated to include the 2m wide footway along the site frontage on the southern side of Chapel Lane, as well as a revised red line to include for the area to be allocated for an extension of the informal Parish Hall parking.

Parish Hall parking area

The area of land to the east of the Parish Hall is currently used by the Parish Hall for informal car parking. This area is currently accessed off Chapel Lane, although no formal access is provided, as the footway terminates in front of the Parish Hall and no kerb or edging is currently provided along this section of Chapel Lane. The proposed highway improvements include the provision of a new footway along the southern side of Chapel Lane, connecting with the existing footway provided at the Parish Hall. The proposals include works to upgrade the Chapel Lane carriageway and include the provision of a kerb upstand between the footway and the carriageway.

Therefore, to maintain access to the informal parking area to the east of the Parish Hall, **Drawing ADC1306/008/G** shows a 3.365m dropped kerb access to this area from Chapel Lane.

A visibility assessment has been undertaken of the proposed Parish Hall access as shown in **Drawing ADC1306/008/G**. For westbound movements, a 2.4 x 43m visibility splay is achievable without conflicting with the gardens of the proposed dwellings. For eastbound movements, a 2.4 x 32.2m visibility splay is shown to the centre line of Chapel Lane. This is considered acceptable given it is unlikely overtaking manoeuvres would occur at this location due to the proposed narrowing feature in front of the Parish Hall which would only allow for one-way traffic.

A 43m visibility splay is not possible due to the pinch point of the Parish Hall. A 32.2m visibility splay equates to a driver speed of 24.4mph. This is considered sufficient because of the proposed narrowing feature which would have the benefit of reducing drivers speeds as they will need to drive more cautiously in case of oncoming traffic. In addition, due to the proximity of the junction with Atterton Lane, drivers would have to reduce their speeds before turning onto Chapel Lane. Hence, it is unlikely drivers would be travelling more than 24.4mph as they go past the Parish Hall. Therefore, a 32.2m visibility splay for eastbound movements is considered suitable.

The additional area allocated to the Parish Hall as shown on the updated Proposed Site Layout plan would be an extension of the existing informal parking area, which is currently a grassed area. The

allocated area has been provided for the Parish Hall to decide how they want to use it. Therefore, it is not necessary to mark out parking spaces.

Dwelling car parking

Given the change to the house types from those included in the Transport Statement, a review of the proposed car parking to the required standards has been undertaken.

HBBC's and LCC's car parking standards state that two car parking spaces are required for a dwelling with three bedrooms in suburban and rural areas, whilst dwellings of four or more beds should provide three car parking spaces.

The below table lists the accommodation schedule and associated parking provision for the respective dwellings.

Plot	Bedrooms	Parking spaces	Garage
Plot 1	3	2	Single
Plot 2	4	2	Single
Plot 3	5	2	Double
Plot 4	5	4	Double
Plot 5	5-6	4	Triple

For LCC to accept a garage as a parking space, a single garage must have minimum internal dimensions of 6 x 3m whilst double garages should have minimum dimensions of 6 x 6m. The single garages measure 6.7 x 3.5m and, therefore, are suitable to be classed as a parking space. The double garages have minimum dimensions of 6.6 x 6.8m and, hence, are suitable to be classed as parking for two cars.

Therefore, the updated house types would provide sufficient parking and would avoid the development leading to on-street parking on the local highway network.

Summary

We trust the above and enclosed addresses the comments provided by LCC on 24 April 2023, and you will submit this letter as part of the updated application. However, if you require any further information, or wish to discuss any aspect in further detail, please do not hesitate to contact us.

Yours sincerely



Keith Gamblen
Senior Engineer
tel: 07765 773810
Keith.Gamblen@ADCinfrastructure.com

Enclosed:

Appendix A – LCC comments dated 24 April 2023
Appendix B – Updated layout

Drawings: ADC1306/008/G (Proposed Highway Works)

APPENDIX A

LCC COMMENTS DATED 24 APRIL 2023

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: 23/00311/FUL

Highway Reference Number: 2023/0311/04/H

Application Address: Land Off Chapel Lane Witherley Atherstone Leicestershire CV9 3LR

Application Type: Full

Description of Application:

Proposed construction of 5 detached dwellings with associated garages, parking provision, access and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Cartwright Homes

County Councillor: Bertie Harrison-Rushton

Parish: Witherley

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of full application 23/00311/FUL which seeks the construction of 5 detached dwellings with associated garages, parking provision, access and landscaping. The proposed works are at Chapel Fields, Livery Stables, Chapel Lane, Witherley, Atherstone, Leicestershire, CV9 3LR.

There have been two previous applications at the site detailed below:

21/01305/FUL - This was for the construction of 5 detached dwellings with associated garages, parking provision, access and landscaping. The LHA advised approval of the scheme on highways grounds with conditions on 21 December 2021. However, the Local Planning Authority (LPA) refused the proposals on non-highway grounds on 22 December 2022.

15/00441/FUL - This was for the erection of 10 dwellings and associated access. The LHA advised approval on highway grounds on 2 October 2017. The application was however refused by the Local Planning Authority on 11 October 2017 on non highways grounds. The decision was appealed by the Applicant, however this was dismissed on 17 October 2018.

Whilst this application differs slightly from the previous scheme in terms of highway details, there LHA note there are discrepancies between submitted documents as part of this application.

For example 'Proposed Site Layout', drawing number P02 and drawings/information as submitted within the 'Transport Statement do not correspond, these include but are not limited to; all plots layouts are different and there appears to be no 2m footway to the front of the proposed plots.

Therefore, the LHA requests the Applicant provides revised, consistent drawings and information in order for the LHA to be able to accurately assess the proposals, and to ensure any conditions required do not show different details to protect the integrity of the decision.

The LHA note that 'Proposed Site Layout', drawing number P02 demonstrates a proposed Parish Hall Car Park. However, the drawing does not demonstrate a redline to the highway in order to access either the private or the public highway. Whether to the east or west of the Parish Hall, the Applicant would be required to provide hardstanding for a minimum of 5m behind the boundary. Access via the west of the Parish Hall would also be complicated by the fact Public Right of Way T28 runs through the access. As such, the Applicant should provide access details to the proposed car park including a revised red line plan.

Details of the car park should also be provided. This should include some form of delineation within the site that clearly identifies parking spaces and turning within the car park. Spaces and turning should be provided in accordance with Paragraph 3.165 and Figure DG13 of Part 3 of the Leicestershire Highway Design Guide (LHDG).

Date Received
4 April 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 April 2023

APPENDIX B

UPDATED LAYOUT



- Application Boundary
- Ownership Boundary
- Established Building Line
- Extent of flood allowance

Gross Site Area: 0.495ha

NOTE: Please see specialists' designs for soft landscaping, drainage and Highways

Rev A: Footpath added in response to Highway comment - JET - 12.05.23
Rev B: Splays amended in response to Highway engineer - JET - 21.06.23
Rev C: Footpath & Splays added in response to Highway engineer Xref- JET - 10.07.23
Rev D: Splays amended in response to Highway engineer Xref- JET - 10.07.23

hayward

ARCHITECTS LTD

19 Station Road
Hinckley
Leicestershire
LE10 1AW

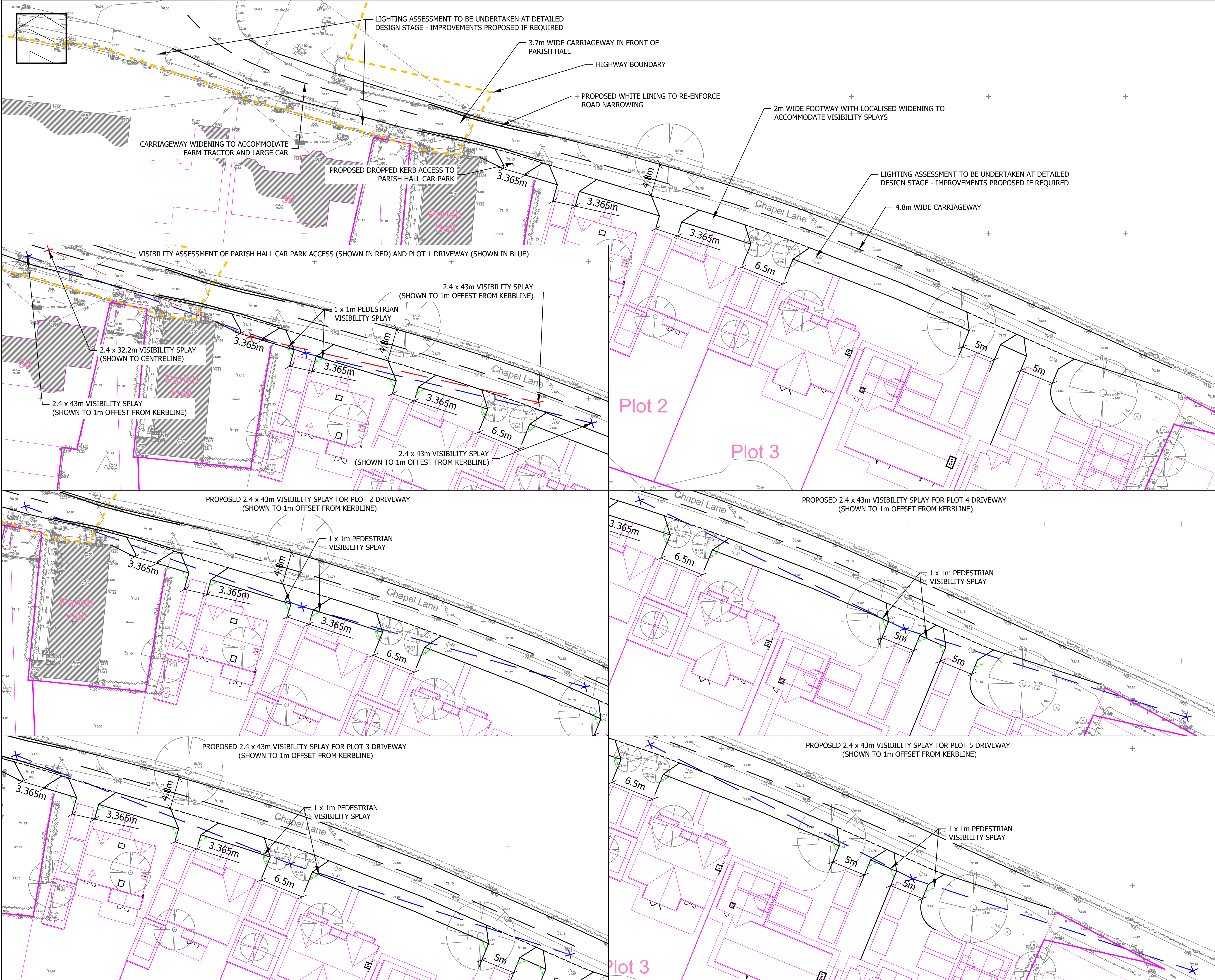
Tel: 01455 635 665
Fax: 01455 618 971
www.hayward-architects.co.uk

Client	Cartwright Homes	
Project	Residential Development Chapel Lane Witherley	
Drawing	Proposed Site Layout	
Scale	1:500	Sheet A3
Date	28.03.23	Author JET
Job No.	22-124	Drawing No. P02-D
Drawing Status	Planning Submission	

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DRAWINGS

ADC1306/008/G (PROPOSED HIGHWAY WORKS)



G	Updated Layout	05/07/2023
F	Updated Layout	29/06/2023
E	Updated Layout	12/06/2023
D	Updated following Stage 1 RSA	07/10/2021
C	Updated Masterplan	17/09/2021
B	Updated Masterplan	01/07/2021
Rev	Description	Date

Client:

A R Cartwright Ltd

Project:
Proposed Residential Development
Chapel Lane, Witherley

Title:
Proposed Highway Works



ADC
INFRASTRUCTURE

Drg Size: A1	Scale: 1:250	Date: 19/07/2017
Drg No: ADC1306/008		Rev: G