

Tim Hartley

From: Ben T Dutton <Ben.Dutton@leics.gov.uk>
Sent: 24 March 2026 10:01
To: Tim Hartley
Cc: Edward Stacey
Subject: RE: Barwell, Crabtree Farm appeals - APP/6002755/2756/2757/2758

Thanks Tim,

I've had a colleague look over the latest drawings and can confirm the layout still isn't to an adoptable standard. Comments are as follows:

Drawing: Overall site Layout

- On residential roads serving more than 25 dwellings, carriageways should be widened at bends that curve through more than 10 degrees, this needs to be detailed on the drawing. Please see LHDG link for further details <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-and-design/visibility-splays-and-bend-widening>
- The stub road leading to the private drive opposite plot 15 serves no highway purpose and should therefore be removed and changed to vehicle crossover at the entrance to the private drive. This is unlikely to affect plot locations.
- Raised traffic calming features should be spaced 60m for a 20mph design speed; however, the LHA would be happy to accept spacings between 50-65m if required. Currently the speed table and shared surface ramp are only 6m apart, which needs amending.
- Please note shared surface areas must have a speed table ramp at the entrance.

Drawing: Site visibility Splays

- Bend visibility splays to be shown as per LHDG figure 8, any area which falls within the visibility splay will need to become adoptable highway extents. This could affect plot locations.
- Visibility splays need to be drawn as per the LHDG Figure 7 with the splay being offset 1m from the kerbface.

Drawing: Refuge Vehicle Swept Path Analysis

- Is the correct refuge vehicle being used for the tracking? It appears larger than normal.
- Vehicle manoeuvring at turning heads should ensure the vehicle tyres remain within the highway extents.

General comments

- Whilst it does not form part of the adoptable highway it is worth noting that Private drives should accord to table 13 of the LHDG.

It may be that the Appellant could resolve the issues if the appeal was allowed and should they want the roads adopting, however this may require a S73 application.

Kind regards,

Ben Dutton

Transport Planner

Highway Development Management

Leicestershire County Council

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Tel: 0116 305 8258

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter

From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>**Sent:** 23 March 2026 08:54**To:** Ben T Dutton <Ben.Dutton@leics.gov.uk>**Cc:** Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>**Subject:** RE: Barwell, Crabtree Farm appeals - APP/6002755/2756/2757/2758

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Hi Ben

Apologies. My understanding was that the Appellant consulted with the County on changes following the decisions being made – this should have come through to you but it looks like it might not have

Please find attached the latest plans and documents to assist – this is Rev P which supersedes Rev N and the notes say that Rev P just updated the affordable housing details

Am around all day if you needed anything

Cheers

Tim

From: Ben T Dutton <Ben.Dutton@leics.gov.uk>**Sent:** 18 March 2026 11:03**To:** Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>**Subject:** Barwell, Crabtree Farm appeals - APP/6002755/2756/2757/2758

Hi Tim,

I've been asked to write a position statement for the Crabtree appeals on the basis that the roads aren't suitable for adoption, but that isn't a reason for the highway authority to refuse the development. It would also highlight that the Applicant may be able to submit a S73 application to detail a revised layout to an adoptable standard should they wish.

The appeal documents all appear to be available on application 23/01184/FUL. After having a look through, the Statement of Case dated 16th December 2025 states in paragraph 6.2 *'The revised scheme following these changes is shown on the Revised Overall Site Layout Plan ref. A951 005 N (CD C8).*

Internal Road Layout Plan, Refuse Vehicle Swept Path analysis and a Visibility Splays Plan were also prepared and consulted upon (CD L2-L6, CD O2-06, CD R2-R6, CD U2-U6).’.

Meanwhile the Highways Statement of Case dated 5th December 2025 details ‘*These changes are shown on the layout plans at Appendices 1-5 in the Statement of Case.*’.

The drawings the appellant refers to don’t appear to be available online and I’m not able to confirm if we’ve ever received or reviewed any of the drawings specifically referenced, as I can’t find any with those reference numbers or we hold potentially superseded versions only!

Are you able to provide the drawings they refer to?

Kind regards

Ben Dutton

Transport Planner

Highway Development Management

Leicestershire County Council

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Tel: 0116 305 8258

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