



BUILDING CONTRACTORS

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22nd March 2023

Ref: ARC/NL/JH/9857/2023

Mr. Tim Hartley
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Mr. Hartley,

Re: Application for Full Detailed Planning; The construction of five detached dwellings, with associated garages, parking provision, access and landscaping

We hereby submit an application for a revised scheme of 5 residential dwellings, following refusal of planning application 21/01305/FUL dated 22nd December 2022.

The new application is based upon an application for 5 dwellings but makes changes to the positioning of the plots, these are now set back from the edge of Chapel Lane, and the vernacular is more cottagey – which was discussed in a pre-app meeting in January 2023. A design ethos statement is submitted with this application in showing where design and inspiration has been drawn from buildings in close proximity to the site.

This planning application details the following submission information pack;

- LVIA – this is based upon our previous 5 unit scheme. The detail of the buffer, between Plot 1 and the Parish Rooms, and landscaping proposed will not change.
- Transport assessment – this TA was prepared in line with our previous application. The number of units and access onto Chapel Lane remain the same. There was previously no objection from LCC highways.
- Tree report – this is as per our previous scheme. The main issue was an Ash Tree (T10) located on Chapel Lane. As per the late item for the committee agenda on 20th December 2022 the following was reported;
 - The tree does not meet the necessary Category A criteria of being high quality with estimated remaining life of more than 40 years. From a highway side inspection it is clear that T10 is not suitable for retention. At best the tree is considered Category C but with a full inspection it may be a Category U if there is a risk to the highway. As a result of these findings Reason 3 is withdrawn.



- Drainage Strategy – this is as per application 21/01305/FUL and the drainage strategy would remain the same. There were no objections from the LLFA last time and this can be conditioned moving forward.
- The PEA and BNG assessment again, is submitted as per the previous application. The principles would remain the same as would the BNG calculation. No objection raised from LCC subject to conditions.
- FRA – as per application 21/01305/FUL. The same principles apply.
- Noise Assessment – this report is submitted as per application 21/01305/FUL. This updated application provides further mitigation to this site. The location of the garage for plot 1 is now located adjacent to the Parish rooms to provide further mitigation in respect of this reason for refusal – although the statutory consultee raised no objection to application 21/01305/FUL subject to the proposed mitigation measures and noise attenuation. It is also worthy to note that the new proposals now exceed the separation distances of the adjacent property located on the other side of the parish rooms on Atterton Lane.
- Archaeology – it was agreed with Richard Clarke at LCC as per application to 21/01305/FUL the archaeological work associated with the scheme for 5 units could be approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial phase of exploratory trial trenching, followed, as necessary by intrusive and non-intrusive investigation and recording. The principles of this revised scheme remain the same.
- Planning statement – this is resubmitted from our previous application. HBBC are currently unable to demonstrate a 5 year housing land supply and therefore the Local Plan are out of date. The tilted balance should be engaged in respect of this site and therefore planning permission approved.

As part of this planning application, Cartwright Homes are able to offer a parcel of land directly behind the Parish Rooms to Witherley Parochial Church Council, should they want it, to be used for additional car parking spaces for the village and the longevity of the Parish Rooms.

We would be more than happy to discuss how the practicalities of this could work.

Yours sincerely

Mrs Nicola Lea BSc (Hons)
Land Manager