



RE: 26/00415/FUL - Land off Nuneaton Lane, Higham on the Hill

From markpayne@architecturalvistadesigns.co.uk <markpayne@architecturalvistadesigns.co.uk>

Date Fri 04/09/2026 8:42 AM

To Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

 4 attachments (1 MB)

AVD-962-NLH-PL01A (A1).pdf; AVD-962-NLH-PL03A (A1).pdf; AVD-962-NLH-PL04 (A1).pdf; AVD-962-NLH-PL05 (A1).pdf;

Morning Ashleigh,

I hope all is well.

I still haven't heard back from you on my last emails unfortunately.

I thought I would take time to respond to Highway comments as below with updated drawings attached PL01A, PL03A and PL04:

1. The applicant already uses a long trailer with vehicle to access the site to maintain the land, so theoretically there is no difference to that of a horse box being toed by a vehicle.
2. There is of course no measure of control over other users of the access who may also have trailers or caravans that they use, which would be no different. Long based delivery vehicles and post vans also use the Lane at times to mention.
3. Also, there is not sufficient space for 2 cars to pass, so there is not much difference, and a vehicle will have to wait on Nuneaton Lane C Road regardless to allow someone to exit the Lane.
4. It is not envisaged that the access will be a constant coming and going with a horse box as the hoses will be remain on the land to be looked after.
5. I have provided tracking for vehicles – Refer to drawing Ref. PL04
6. Visibility vehicle splays added to drawing Ref. PL03A.
7. In respect of trip Generation to and from site, then horses need to be maintained at least twice a day so I expect 2 car trips per horse amounting to 8 trips a day, which I expect will be staggered during the day from morning till dusk.
8. There will be no commercial events and purely for people owning horses to look after them where they don't have their own land to do so.
9. The plans have been amended to allow for a post and rail fence to maintain a safe crossing for the PROW – Refer to drawing Ref. PL01A

Regards the Environmental Health comments I comments as follows:

1. There will be no time activity allowed in the menage and there will be no lighting provided to the menage equally, this to minimise impact on neighbouring properties.
2. Due to the orientation of the L shaped stables, the external walls back on to residents living along the access Lane and also residents from No. 5 to No. 11, which would block any lighting proposed to those houses. These residents would be likely be the most affected by any light pollution.
3. Ravenscroft is set away from the stables by 36m, House No's 5 / 7 are set back by circa 52m and house No.'s 9 / 11 are set back by circa 57m, which is considered far

enough away to not be impacted by the proposed internal and external lighting of the stables.

4. Generally, the assessment of lighting is low impact on nearby residents given that low level lighting and glare PV powered options have been proposed, please refer to drawing Ref. PL05 for light locations and low level Solar lighting specifications.

I shall look forward to hearing from you regards the above and previous emails.

Kindest Regards

Mark Payne Bsc Hons MCIAT
Director

M: 0785 458 2584 T: 01455 451 014

A: 118 Paddock Way, Hinckley LE10 0BZ

W: www.architecturalvistadesigns.co.uk



This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient then please be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by way of immediate reply. We have taken all reasonable precautions to ensure that no viruses are transmitted with this message. However, we accept no responsibility for any loss or damage resulting directly or indirectly from the use of this e-mail or it's contents.

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 19 August 2026 13:23
To: markpayne@architecturalvistadesigns.co.uk
Subject: 26/00415/FUL - Land off Nuneaton Lane, Higham on the Hill

Good afternoon,

Apologies for the delay with communication on this application. There was a delay with completing advertising for the proposal and in being able to undertake the site inspection.

Having now visited the site and reviewed all documentation and consultee responses, I advise the following:

1. Further information has been requested by LCC Ecology, LCC Highways and HBBC Environmental Health. Please see the relevant responses attached.
2. It is considered that the scale of the proposed barn/storage building is out of proportion with the scale of the proposal as a whole without sufficient justification for its need. The proposed barn represents significant storage space when considered against the scale of the equestrian use and where the site has ancillary storage within the proposed stables building as well as appearing to also retain the cluster of existing storage buildings on the site along the eastern boundary.