

Rudi Simpson

Subject: FW: 23/00900/FUL
Attachments: SA45988-BRY-ST-PL-C-0003 - Existing & Proposed Access Visibility Splay Assessment.pdf

From: Joanna Garland
Sent: 01 November 2023 17:24
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Fwd: 23/00900/FUL

Hi David,

Please find attached drawing showing visibility splays from both the existing and proposed access locations. My engineer has disregarded the previous splays of 2.4 x 65m, because in practise, a 'Y' distance in excess of 160m can easily be achieved in both directions without any physical changes to the design. 160m is commensurate with vehicle speeds of 45 – 53mph in the Leic Highway Design Guide, so this should hopefully put any further comments regarding speed surveys to bed.

These proposals are simply a resubmission of previous proposals for the creation of an access under planning ref. 20/00434/FUL. Due to a number of factors, the permission was not implemented within the required timeframe. A Section 184 application was submitted, and all technical details approved subject to a revised bill of quantities from the appointed contractor. This process involved significant additional cost and time delay due to the onerous requirement for road coring along the B4116 Atherstone Road.

It is considered that there has been no material change to the local highway network in vicinity of the application site since the granting of the initial permission, which would justify a change in the acceptability of the proposals from a highway perspective. Notwithstanding the above, the attached plan shows visibility splays from both the existing and proposed access locations. This demonstrates that from the existing access location, visibility to the southwest is somewhat constrained by adopted highway/land ownership extent, in addition to the vertical alignment of the carriageway through the adjacent bridge.

Access visibility splays in excess of 2.4 x 160m can be achieved in both directions from the proposed access location, commensurate with traffic speeds far in excess of the posted speed limit. With this and the above in mind, it is not considered reasonable or fair for further costs relating to an ATC speed survey to be incurred in this instance.

This information has been provided by Berrys Engineering team, should highways have any further queries to address.

I hope this is now sufficient.

Kind regards,

Joanna Garland
Director





Mythe Farm, Pinwall Lane, Sheepy Magna, Atherstone, Warwickshire, CV9 3PF.



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From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: Tuesday, October 31, 2023 2:15 PM

To: Joanna Garland

Subject: FW: 23/00900/FUL

Hi Mrs Garland,

I hope you are well. I was wondering when the required info/plan is being sent to us please? We have a determination date on 07/11/2023 but depending on when we receive this info will need to re-consult LCC Highways, which takes at least 2 weeks.

Can we agree to an extension of time until November 30th please?

With regards,

David Spring
Planning

From: David Spring

Sent: 27 October 2023 16:13

To: 'Joanna Garland'

Subject: RE: 23/00900/FUL

Hi Mrs Garland,

I'm afraid plans have to be sent in for the current proposal as per the instructions set out in the LCC Highways response I sent you earlier today. We cant rely on previous plans from an older application. Plans would be welcome.

With thanks,

David Spring
Planning

From: Joanna Garland <>
Sent: 27 October 2023 16:11
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: 23/00900/FUL

Hi David,

The visibility of the new access is attached to the previous planning application which can be accessed on the planning portal. The existing access has limited visibility to the left as it is looking at a hump back bridge. Happy to pay for more plans to show this, although it show the restricted visibility on a plan. Look on street view on Google maps though and you will understand that you can't see through the hump of the bridge.

Kind regards,

Sent from [Outlook for Android](#)

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Friday, October 27, 2023 3:50:05 PM
To: Joanna Garland <>
Subject: FW: 23/00900/FUL

Mr & Mrs Garland,

Please see the attached consultation response from 23/00900/FUL.

A scaled plan is needed which demonstrates the vehicular visibility splays for the existing and proposed access please. A revised scaled 'Site Location Plan' including the existing access is also needed. The attached gives full details on what's needed.

I look forward to hearing from you.

With regards,

David Spring
Planning

From: David Spring
Sent: 27 October 2023 15:36
To: " " <>
Subject: 23/00900/FUL & 20/00434/FUL

Mr & Mrs Garland,

I hope you are both well.

Just a quick question for confirmation purposes in relation to the above application please.

What's the difference between the access proposed for the current application and that approved through application 20/00434/FUL?

With thanks,

David Spring

Planning

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