

Statement of Common Ground  
in relation to  
LAND AT WORKHOUSE LANE, BURBAGE  
on matters of  
Highway and Transportation

Planning Application Number: P/20/01012/OUT  
Planning Appeal Reference: APP/K2420/W/22/3311038

Between  
Leicestershire County Council, Highway Authority  
and  
RPS Consulting UK and Ireland  
on behalf of Central England Co-operative Ltd.,

## 1 INTRODUCTION

- 1.1 This Statement of Common Ground (SOCG) has been prepared to assist the Inspector in the consideration of the highway and transportation matters relating to the application for up to 40 dwellings on Land west of Workhouse Lane, Burbage, Leicestershire.
- 1.2 An application was submitted in September 2020 (Planning Application ref 20/01012/OUT) for the development of 40 residential dwellings.
- 1.3 As part of the application a Transport Assessment was submitted dated 21<sup>st</sup> August 2020, which was prepared with regard to the pre application scoping discussions with Leicestershire County Council (LCC). Following responses from LCC dated 18<sup>th</sup> December 2020, 15<sup>th</sup> July 2021 and 23<sup>rd</sup> February 2022 Technical Notes were issued by RPS to LCC dated 26<sup>th</sup> January 2021, 27<sup>th</sup> April 2021 and 21<sup>st</sup> July 2021 each addressing the comments presented by LCC.
- 1.4 Subsequent to the submission of these Technical Notes, a meeting was arranged with LCC on 8<sup>th</sup> February 2022 to try and address the outstanding matters of concern.
- 1.5 This SOCG has been prepared by RPS on behalf of Central England Co-operative Ltd., in conjunction with Leicestershire County Council (Highway Authority) and seeks to set out the matters where agreement has been reached over the proposals and where matters that relate to the reason for refusal are unresolved.

## 2 DEVELOPMENT PROPOSALS

- 2.1 The proposal is to develop on land west of Workhouse Lane, Burbage with the borough of Hinckley and Bosworth. The development proposal is for up to 40 dwellings which will include a mix of 2, 3 and 4 bedroom houses.
- 2.2 Access to the site will be provided from Workhouse Lane in the form of a priority junction arrangement, approximately 55m south of Frezenberg Close and approximately 125m south of Britannia Road. The proposal includes the widening of Workhouse Lane at the site access to 5.5m to enable large vehicle to manoeuvre in and out of the site and also over part of Workhouse Lane to provide a minimum road width of 4.8m to the north of the site access up to the narrowing outside property no.34 Frezenberg Close which is a priority working arrangement.
- 2.3 As part of this planning permissions, approval is only being sought on the access and not the internal road layout at this stage.

## 3 MATTERS OF AGREEMENT

- 3.1 The following are considered matters that are agreed between RPS and LCC. These include:
  - **Site Access:** This is identified on Drawing reference no. JNY10215-01C. It is agreed that this drawing is designed to the necessary design standards including matters of site access road width, radii, footway provision and visibility splays.
  - **Impact Assessment:** The following are matters agreed as part of the impact assessment of the development:
    - Baseline traffic flows;
    - Future traffic flows;
    - Trip Rates for the site;

- Traffic distribution and assignment;
- Committed development;
- Growth rates;
- Assessment years; and
- Scope of the assessment;
- **Wider Area Impact:** It is agreed that the development proposal of 40 dwellings will not have a severe impact on the operational capacity of the junctions in the local area.
- **Sustainable Transport:** In terms of sustainable transport, it is agreed the site is in a sustainable location allowing access by foot and cycle to a good range of amenities and local facilities within reasonable walking distance of the site.
- Existing bus services are within 380m and 500m of the site providing hourly services through the weekday and Saturdays to local areas including Hinckley Town Centre and Nuneaton as well as connections to Hinckley Rail Station.
- **Road Safety Audits.** Stage 1 Road Safety Audits have been undertaken of the proposed improvement measures together with Designers Responses to these RSA's. These are also agreed matters between LCC and RPS.

## 4 MATTERS NOT AGREED

- 4.1 The matter that is considered not agreed relates to the reason for refusal and the proposed road width of Workhouse Lane between the proposed site access arrangement and Britannia Road which is understood to be specifically the point where the road narrows north of Frezenberg Close and the movement of vehicles turning left out of Britannia Road occasionally needing to give way to vehicles approaching from the left.

## 5 SUMMARY AND CONCLUSIONS

- 5.1 It is therefore agreed and concluded that all matters except for that identified in 4.1 above are agreed.

Signed on behalf of Leicestershire County Council.....



Date ...16/02/2023.....

Signed by RPS on behalf of Central England Co-operative Ltd.....



Date 14/02/2023.....