

**From:** Baart Harries Newall [<mailto:studio@bhn.co.uk>]  
**Sent:** 17 January 2017 12:13  
**To:** Brace, Carl  
**Cc:** Rob Pizii  
**Subject:** How Caple Grange

Dear Carl,

Regarding our application for Change of Use at How Caple Grange.

We have seen the Highway Officers comments and respond as follows to his request for further information:

1. We are informed by the owner that the overall capacity for parking is 80 cars, this includes the existing car park, the forecourt and the hard-standing which is the residual footprint of a stable block - this is stated in our recent up-dated D&A statement. This is more than sufficient for the proposed boarding house. We note that the Highway officers estimate of a 40 space requirement is based upon one car per bed space guidance, however, as we state in our Design and Access statement, pupils will not have cars. For school boarding houses it is usual to waive the one car per bed guidance - this was accepted in our recent planning application for a Boarding House on the site of the Old Records Office. We anticipate the general requirement for parking on a day to day basis will be very very low, however, there will be an increased requirement at the start and end of term which we address below.
2. Regarding vehicle movements at the start and end of term. The pupil intake will be phased over two or possibly three years, however, based on 39 pupils the maximum vehicle movements will be around 39 drop off journeys on the first and last day of term. In reality this will probably be less as the School will offer a mini-bus pick up service to and from airports.
3. Details of existing numbers picked up from How Caple Grange: at present 3 pupils are picked up from How Caple Grange.
4. Regarding the comment on the access points related to Planning Application 980384. We are informed by the owner that the work in relation to this application was undertaken in 1999. The Highways'd Officer refers to a condition in relation to this application that was never discharged. However, it is not stated which condition was not discharged nor what condition consisted of. Please could you clarify which outstanding condition remains discharged.

Please let me know if you require any further information in relation to the above Highways comments or any other aspect of our Change of Use application.

Regards

Paul Harries

BAART HARRIES NEWALL ARCHITECTS  
1 Wilderhope House  
Pountney Gardens  
Belle Vue  
Shrewsbury  
SY3 7LG

Tel: 01743 361261  
Fax: 01743 364944  
Email: [studio@bhn.co.uk](mailto:studio@bhn.co.uk)