
From: Joe Fleetwood <Joe.Fleetwood@marrons.co.uk>
Sent: 24 June 2025 16:55
To: Ashleigh Gade
Cc: Charlotte El. Hakiem
Subject: 25/00495/P3CR - Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT

Hi Ashleigh,

I hope you're well.

Site: Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT
LPA Reference: 25/00495/P3CR
Matter: APPLICATION UNDER PART 3, CLASS R PRIOR APPROVAL FOR THE CHANGE OF USE OF AGRICULTURAL BARNs TO STORAGE AND DISTRIBUTION (USE CLASS B8)

I am emailing regarding the above-mentioned application and site.

I have reviewed the consultee comments from both Leicestershire County Council Highways and Hinckley & Bosworth BC Environmental Health who have both requested additional information. I have outlined below the additional information requested.

LCC Highways:

1. The proposed trip generation for the building subject to this application (within the red line boundary)
This information has already been provided within Table 5.4 of the transport note, if any further information is required by the Highways Authority please could this be detailed further.
2. The trip generation of the remaining barns not subject to this application
The existing traffic generated for the site is outlined within Table 5.3, the additional proposal for the livery building is subject to a secondary application which has been submitted to the LPA and is awaiting allocation, within this the cumulative impacts on the highway network are addressed.
3. The types of vehicles, including size, that will be accessing the site for the proposals.
The largest vehicle that will enter the site would be a HGV, which is not indifferent to the existing situation. The existing arrangement can easily accommodate the largest vehicles accessing the site.
4. The LHA request a revised plan demonstrating parking provision levels in accordance with LHDG standards based on the proposed land uses is provided in support of the proposals. Without this information the LHA are unable to assess whether adequate parking provision is provided to prevent overspill parking on the existing highway, to the detriment of highway safety.
The requested plan shall be submitted in due course.

Environmental Health:

1. The proposed site operating hours
8am-6pm.
2. Number of employees/likely traffic movements
The number of likely traffic movements from the site is outlined within the transport note, the staff are expected to arrive on site in the morning, collect their equipment, and then travel out of the site to conduct arboriculture work. They will then return to site to deliver their equipment and then travel from the site following their day of work.
3. Will any maintenance/repairs be carried out on site?

No maintenance/repairs will be carried out on site.

4. Lighting: Will there be any changes to the lighting of the site - if so this will need to be considered.
There will be no changes to the lighting of the site, the proposal is solely for the change of use from agricultural storage to storage in conjunction with arboriculture.
5. Land contamination - The Phase II assessment identifies contamination on the site but does not give any clear conclusions as to further works/remediation - please can the applicant provide the laboratory results and details of any proposed remediation?
The results within the Phase II assessment confirms that the risks identified relate to residential users, as the site is simply changing from agricultural storage to storage in relation to arboricultural activities, it is not considered that the phase III assessment would be required.

I hope this email provides further clarity, however if there is any further information, please do not hesitate to let me know.

Kind regards,

Joe Fleetwood
Planner

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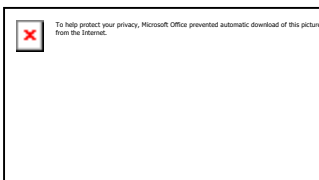
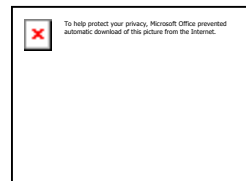
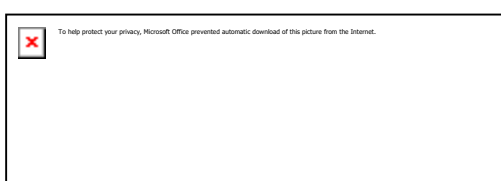
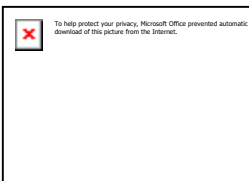
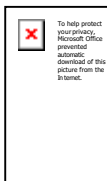
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