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21 JUL 2010

Development Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

01788 533687

19 July 2010

Our Reference: R10/1097
Your Reference: 10/00403/COU

DEVELOPMENT SERVICES
21 JUL 2010
RECEIVED

Louise Forman
Planning Department
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Dear Louise Forman

Development description : Change of use of land to site 8 transit gypsy caravans and provision of 3 permanent gypsy pitches (Consultation from HBBC)

Site address: THE BUNGALOW, HYDES LANE, HINCKLEY, LE10 3DP

Thank you for your consultation letter on the above application. Further to our recent telephone conversation the Local Planning Authority would wish to make the following observations:-

Rugby Borough Council can confirm that a virtually identical application has been received by this Council for the above development as a small part of the site lies within our jurisdiction. This application is currently being processed and no recommendation has been made to date.

However, based on the application and associated documents received the Borough Council at this stage raises concerns. The 11 pitches and toilet block would appear to lie within the Borough of Hinckley & Bosworth, which is understood to be a countryside location; however, the access, associated driveway and parking and amenity space for Transit pitches 1 & 4 lies within the Borough of Rugby and the designated West Midlands Green Belt.

On this basis, the proposed part of the development within Rugby Borough Council's jurisdiction constitutes inappropriate development and would also represent a departure from the Development Plan. No detailed justification in the terms of very

special circumstances has been submitted with the application to justify approving the application on either a temporary or permanent basis in the Green Belt.

It should also be noted that in the cases where very special circumstances have been demonstrated in the Green Belt for gypsy & traveller sites, the Borough Council has granted temporary planning permission. This is consistent with recent Planning Inspectorate decisions within the Borough prior to the adoption of the Core Strategy and associated Development Plan Documents.

In addition depending on the impact of the development on the Green Belt the planning application currently being considered by Rugby Borough Council may also have to be referred to the Government Office for determination.

Whilst it is acknowledged that Hinckley & Bosworth Borough Council may not be in a position where it can ask for such detailed additional information because of the status of the land within its jurisdiction, this Council cannot support the proposal based on the submitted evidence as it would utilise land, particularly to gain access to the site, within the Borough of Rugby in an inappropriate manner without the demonstration of any very special circumstances.

I trust that these comments will be taken in to account in your consideration of the application.

Yours sincerely

Richard Holt
On behalf of Anna Rose
Head of Planning & Culture