HINCKLEY AND BOSWORTH BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL UNDER SECTION 78

Hinckley & Bosworth Borough Council

APPEAL BY SYCAMORE DEVELOPMENTS AGAINST THE REFUSAL OF PLANNING PERMISSION FOR EXTENSION OF TIME FOR EXTANT PLANNING PERMISSION APP/K2420/A/08/2080060 FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF 14 NO. APARTMENTS WITH ASSOCIATED WORKS (REVISED SCHEME) AT 3 CLEVELAND ROAD HINCKLEY LEICESTERSHIRE

HBBC REFERENCE 11/00435/EXT

THE PLANNING INSPECTORATE REFERENCE APP/K2420/A/09/2100663/WF

Comments on Additional Information
by James Hicks BSc Hons MA MRTPI

The Case of the Appellant

The LPA contends that the appellant's case of viability prevailing as a material consideration is incorrect. Whilst the LPA accepts that viability is a material consideration in the determination of the application, Spatial Objective 5: Housing for Everyone the Borough's Adopted Core Strategy (2009) confirms that:

> ***Spatial Objective 5: Housing for Everyone***
> *To ensure sufficient housing is provided to meet the requirements of the East Midlands Regional Plan to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. The focus of development will be in and around the Hinckley urban area, with more limited development in the rural areas to meet local needs. All housing will be high quality, locally distinctive, sustainable developments.*

It therefore remains the case of the LPA, that the housing as proposed is unsustainable as it fails to make provision for outdoor amenity space or a contribution commensurate will the nature and scale of the development to nearby public open space.

The Case of Leicestershire County Council

As a point of clarification, the LPA considered the developer contributions sought by the County Council as part of the determination of the application. For consideration of this matter LPA directs the reader to the Committee Report and Late Item Report previously submitted with the appeal questionnaire.

END