
PLANNING, DESIGN AND ACCESS STATEMENT

Change of Use to Retail (Class E) and Conversion and Extension of
First Floor to Create 4 Residential Flats

THE WOOLCOMBER

Atkins Way, Burbage, Hinckley LE10 2PH

Prepared on behalf of:

Keshco Ltd

By:

3D Planning

Planning Authority: Hinckley & Bosworth Borough Council

Date: July 2026



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#	Supporting Documents
1	Planning Viability Report Prepared By Everard Cole
2	Transport Statement Prepared by KMC
3	Site Location Plan (scale 1:1250)
4	Proposed Site Layout Plan (scale 1:500)
5	Proposed Floor Plans and Elevations (scale: 1:50 / 1:100)
6	Proposed Planting Plan
7	Waste Collection Scheme
8	Preliminary Roost Assessment
9	Noise Impact Assessment
10	Air Quality Impact Assessment
11	Full Application Form
12	Planning Fee Receipt
13	Ownership Certificates / Notices

1 Introduction

This Planning, Design and Access Statement (PDAS) has been prepared to accompany a planning application in respect of The Woolcomber, Atkins Way, Burbage, Hinckley LE10 2PH.

This statement is to be read alongside the submitted plans and supporting documents. It communicates the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings, as set out in Planning Policy Guidance Note on Design 2014 (Paragraph 034 Reference ID: 26-034-20140306).

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy surround the concept of creating sustainable, high-quality developments that are socially inclusive and protect the environment.

1.1 The Proposal

The proposal seeks planning permission for:

- Change of use of the ground floor to Use Class E (Commercial, Business and Service — Retail)
- Modest extension at ground floor for retail storage
- Conversion and extension of the existing first floor accommodation to provide 4 self-contained residential flats

The development seeks to support local economic activity while delivering small-scale residential accommodation within a sustainable and accessible location.

2 Site and Surroundings

2.1 Site Description

The application site comprises a two-storey former public house known as The Woolcomber, located within an established mixed-use area off Atkins Way in Burbage. The building was constructed as an estate pub and opened in the early 1960s.

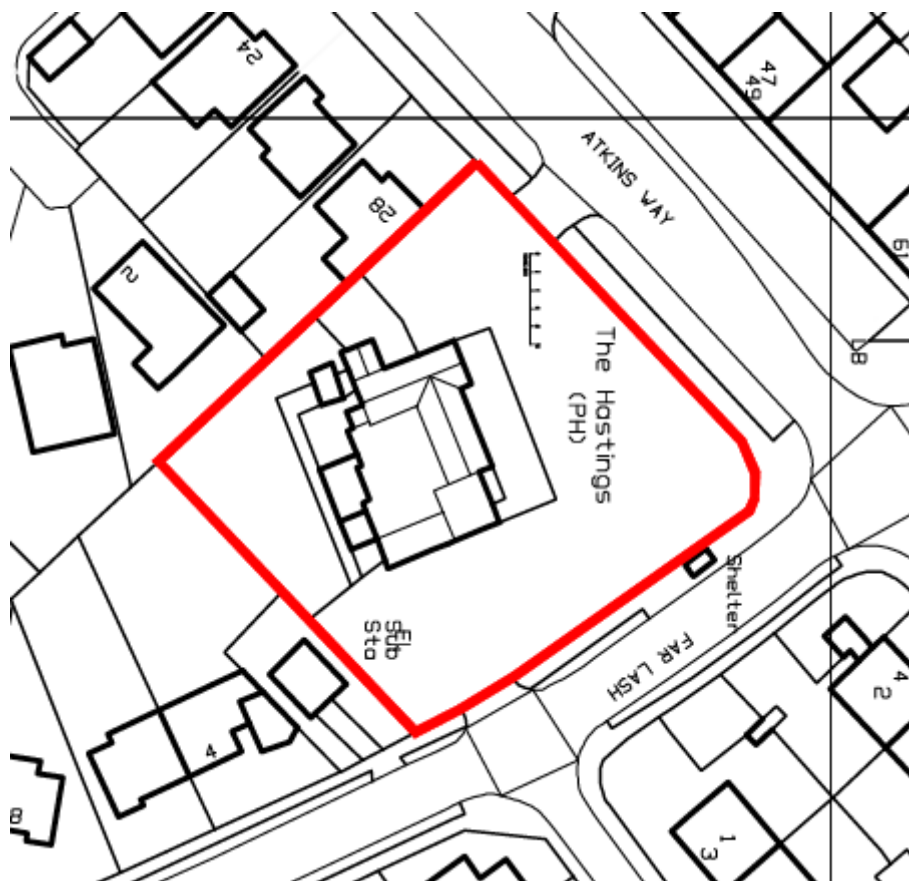
Key Site Facts

The pub closed permanently in February 2025 and was purchased by Keshco Ltd on 21st November 2025.

The building is not listed and the site does not fall within a Conservation Area.

The building is of brick construction with rendered first floor elevations and a pitched roof. The site benefits from:

- Direct vehicular access from Atkins Way and Far Lash
- Existing hardstanding and car parking to the frontage (approximately 35 spaces)
- Established servicing arrangements
- Existing ground floor pub and first floor residential accommodation



Site Location



The Woolcomber — existing building

2.2 Surrounding Context

The surrounding area comprises:

- Retail and service-based premises to the north of Atkins Way, within the local centre
- Residential areas to the south and west
- An established access network with bus stops adjacent to the site

The character of the area is essentially residential in nature, with the local centre providing the commercial focus of the estate. The site is not located within a Conservation Area and the building is not listed.



Surrounding context — aerial view

3 Development Proposal

3.1 Overview

The proposal comprises the following elements:

- Retention of the existing building structure
- Change of use of the ground floor to flexible retail use (Class E)
- Conversion of the first floor to residential use
- A modest first floor extension to provide additional residential floorspace and ground floor storage
- Provision of 4 self-contained flats

The development is modest in scale and respects the existing building envelope and character of the surrounding area.

3.2 Planning History



HBBC planning history search

There is no relevant planning history shown on the council's planning search website for the application site.

Nearby Planning history includes:

Planning Permission 10/00556/COU (29.09.2010)

Change of use of off license to a takeaway hot roll shop/coffee shop and extension of garden area

3.2.1 Pre-Application Submission

The current proposal was subject to a formal pre-application submission in 2026 (ref: 26/10029/PREHMO). The response from Hinckley & Bosworth Borough Council was received on 1st May 2026.

The Council identified that the loss of the pub as a community facility was a key area of concern and requested further information in this respect to secure compliance with Policy DM25. In other respects — including the design, retail use, first floor residential conversion, impact on amenity, access and parking — guidance was provided to ensure that any forthcoming application would be acceptable.

Pre-Application Response — Key Outcomes

The response confirmed that the proposed design, retail use and residential conversion are acceptable in principle, subject to addressing the loss of the public house as a community facility under Policy DM25 & Policy 18 of the BNP.

The response also confirmed that, given the council's difficulties in relation to housing land supply, paragraph 11d of the NPPF is engaged in decision-making (the 'tilted balance').

This statement sets out how the developer and design team have sought to address the issues raised by officers in the pre-application response.

4 Principle of Development (Planning Policy Context)

The proposal has been developed having regard to the following national and local policy framework.

4.1 National Planning Policy Framework (NPPF)

The NPPF promotes the following principles, all of which are relevant to this proposal:

- Sustainable development
- Effective use of previously developed land
- Delivery of new housing
- Support for economic growth
- Mixed-use development in sustainable locations

Reference is also made to paragraph 98 of the NPPF, which refers to social, recreational and cultural facilities. The proposal aligns with these objectives by re-using an existing building and intensifying its use in an accessible and sustainable local centre location.

4.2 Local Planning Policy — Hinckley & Bosworth Borough Council

The relevant Hinckley and Bosworth Borough Council Local Plan policies considered in respect of this proposal include policies relating to:

- Sustainable development
- Housing provision
- Employment and commercial uses
- Design quality
- Parking and access standards

The mixed-use nature of the proposal reflects sustainable growth principles and efficient land use in accordance with the development plan.

4.3 Relevant Policy:

Burbage Neighbourhood Plan (BNP) (2015-2026)

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 3: Business and Retail
- Policy 4: Parking
- Policy 18: New Community Facilities

Core Strategy (2009)

- Policy 4: Development in Burbage

Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

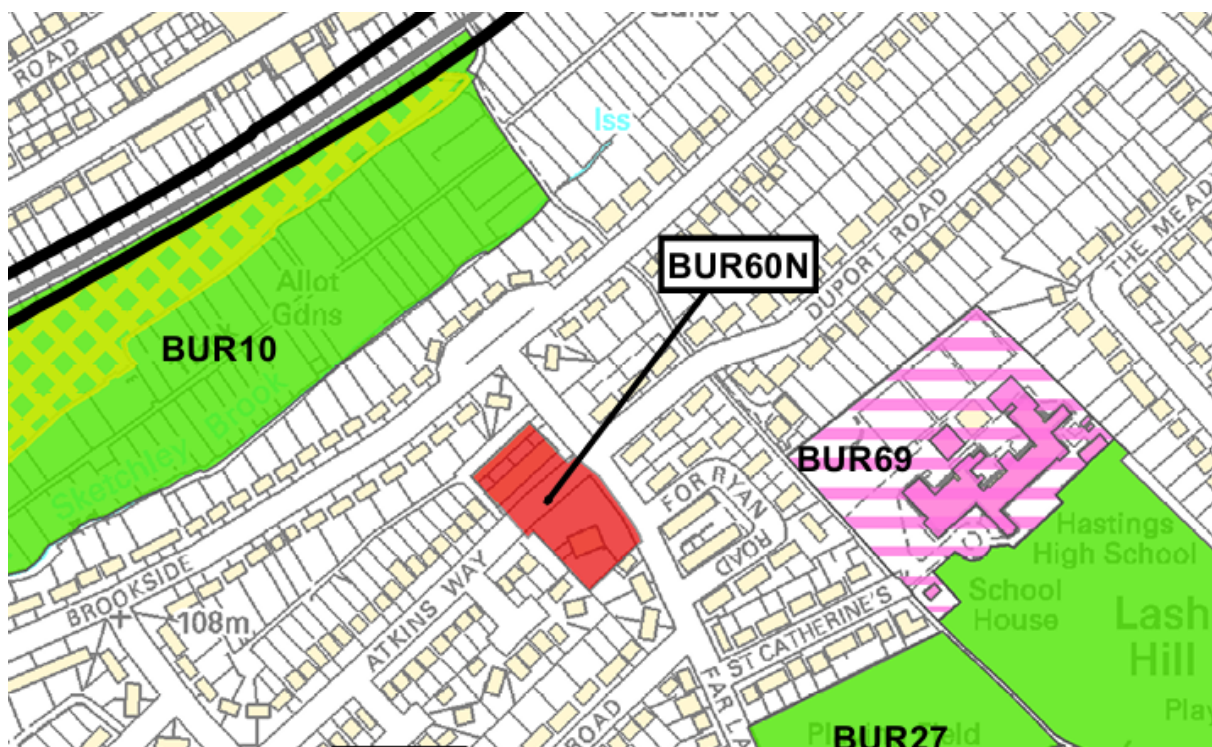
- Policy DM18: Vehicle Parking Standards
- Policy DM22: Vitalising District, Local and Neighbourhood Centres
- Policy DM25: Community Facilities

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)



HBBC Local Plan — relevant policy extract

- 4.26 In line with Core Strategy Policy 4: Burbage, the following allocations are proposed for Burbage.

Burbage Site Allocations			
Reference	Location	Designation	Policy
Retail			
BUR58N	Brookside	Neighbourhood Centre	DM22
BUR59L	Boyslade Road and Tilton Road	Local Centre	DM22
BUR60N	Atkins Way	Neighbourhood Centre	DM22
BUR61N	Church Street	Neighbourhood Centre	DM22
BUR62N	Windsor Street	Neighbourhood Centre	DM22

HBBC Local Plan — relevant policy extract

- 17.2 National policy asserts that the purpose of planning is to help achieve sustainable development. One of the dimensions of sustainable development is through a social role. This involves supporting vibrant and healthy communities and ensuring access to local services that reflect the community's needs and support its health, social and cultural wellbeing.
- 17.3 The Core Strategy supports this approach through Spatial Objective 3 which seeks to ensure rural communities have access to a range of shops, education, community and leisure facilities.
- 17.4 Community facilities are identified and defined through the Community, Cultural and Tourism Facilities Review and include the following facilities:
- Community, village and parish halls;
 - Places of worship in the rural areas;
 - Educational facilities;
 - Healthcare facilities;
 - Libraries;
 - Public houses in the rural area.
- 17.5 Public houses can represent a social focal point for communities and community activities and can form part of the character and charm of rural settlements. However there has been a significant reduction in public houses nationally and locally. The British Beer and Pub Association identified that 25 public houses are closing a week nationally. Locally the borough is also suffering a decline in public houses with the loss in the rural areas having the greatest impact on rural community life and the sustainability of settlements.
- 17.6 National policy supports the retention of community facilities in villages such as public houses and in order to stem their loss, they have been included in the community facility designation.

HBBC Local Plan — relevant policy extract

- 17.7 Community facilities should be retained wherever possible and replaced if lost to enable the community to meet its day to day needs and ensure community cohesion is maintained. Any replacement facilities should comply with the requirements of "provision of new facilities".
- 17.8 The loss of an existing facility should not result in a reduction in the community's ability to meet its day to day needs. For example, this could be the loss of the last congregational space, public house or school in the village.
- 17.9 Where a site or premises is to be marketed for community use, this should be done in line with the Developer Marketing Standards outlined in the Borough Council's most up to date Employment Land and Premises Review. This outlines the various marketing tools that should typically be used to market the interest and the length of time they should be marketed for. Only following the implementation of these marketing tools could it be considered that there is a lack of demand for the site or premises in question.

HBBC Local Plan — relevant policy extract

DM22

Vitalising District, Local and Neighbourhood Centres

Additional retail provision within or adjacent to district, local and neighbourhood centres will be permitted where:

- a) It is demonstrated there are no suitable and available existing vacant premises in the applicable or nearest centre; and
- b) The retail frontage is retained and/or enhanced and would not result in a break in the continuous retail frontage.

HBBC Local Plan — relevant policy extract

Neighbourhood centres

Neighbourhood centres will be retained and enhanced wherever possible. The change of use or loss of A1 or A2 uses within these centres will only be permitted where it can be demonstrated that the loss would not reduce the community's ability to meet its day to day needs within a reasonable walking distance.

In all of the above cases, proposals should accord with Policies DM10, DM17 and DM23.

The use of upper floors of retail premises (A1-A5) within the district, local and neighbourhood centres, for residential use, will be supported where they accord with other policies in the Local Plan.

DM25 Community Facilities

Provision of New Facilities

The Borough Council will seek to support the formation of new community facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.

Retention of Existing Provision

The Borough Council will resist the loss of community facilities including ancillary areas.

The redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that:

- a) An equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
- b) There is a surplus of the facility type within the immediate locality exceeding the needs of the community; or
- c) The loss of a small portion of the site would result in wider community benefits on the remainder of the site.

Loss of Existing Facilities

Where replacement facilities will not be provided or a surplus cannot be demonstrated and the scheme would not result in wider community benefits on the remainder of the site, the loss of a community facility would only be considered acceptable where it can be demonstrated that:

- d) The facility has been proactively marketed for a community use for a reasonable period of time at a reasonable marketed rate as supported and demonstrated through a documented formal marketing strategy.
- e) It has been offered to the local community for them to take ownership of the facility.

5 Planning Policy Considerations — Loss of Community Facility

5.1 Introduction

The application site was formerly operated as a public house (The Woolcomber). The proposed development involves the change of use of the ground floor to Class E retail use and the conversion of the upper floor to residential accommodation.

Given the site's former function as a public house, careful consideration has been given to national and local planning policy relating to the loss of community facilities.

5.2 National Planning Policy Framework (NPPF)

Paragraph 97 of the NPPF (Community Facilities and Services) states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services, and guard against the unnecessary loss of valued facilities and services.

However, the NPPF does not impose an absolute protection of such facilities. It requires an assessment of whether the facility is valued, viable, and whether there is reasonable alternative provision or whether alternative community use could be secured.

The proposed scheme aligns with national policy because:

- The building will remain in active commercial use at ground floor level (Class E retail), continuing to provide a service to the local community
- The proposal avoids vacancy and deterioration of the site
- Residential conversion of the upper floor supports housing delivery in a sustainable location

5.3 Local Planning Policy — SADMP Policy DM25 – Loss of Community Facilities

Under the Local Plan, the loss of a public house is assessed against the following criteria:

Policy Criterion	Evidence	EC Reference	Compliance
DM25(a) Replacement facilities provided nearby	Not relied upon. The proposal does not provide replacement public house facilities.	N/A	N/A
DM25(b) Surplus of facility type within immediate locality	Nine alternative public houses within 0.8 miles. CAMRA data: 36 licensed premises within 1 mile; 61 within 3 miles. The immediate locality is adequately supplied. (Section 4.2)	Section 5.3 pp.33–35	✓ Complies
DM25(c) Partial loss resulting in community benefit	Not relied upon. Whole building subject to change of use.	N/A	N/A

DM25(d) Marketing for community use	Leasehold marketed by Admiral Taverns from October 2023. Freehold marketed by Everard Cole from May 2025 for over 6 months via specialist and mainstream channels at a reasonable market rate. No viable offer for pub use received. (Section 4.4)	Section 5.2 pp.31–33	✓ Complies
DM25(e) Offered to community for ownership	Openly marketed and available for community acquisition at a reasonable market rate. No ACV listing. No community bid received. Local CAMRA group aware. (Section 4.5)	Section 5.2.13 p.33	✓ Complies

Conclusion – Policy DM25: The proposal satisfies Criteria DM25(b), DM25(d) and DM25(e). The evidence demonstrates a substantial surplus of alternative public house provision, comprehensive failed marketing, and no community ownership proposal.

Burbage Neighbourhood Plan Policy 18 – Community Facilities

Policy Criterion	Evidence	EC Reference	Compliance
Policy 18(a) Replacement facilities provided nearby	Not relied upon.	N/A	N/A
Policy 18(b) Surplus within Burbage	Significant surplus of pub and licensed premises provision in Burbage and surrounding area: 36 licensed within 1 mile; 61 within 3 miles. Nine pubs within 0.8 miles. (Section 6.2)	Sections 4.1, 5.3	✓ Complies
Policy 18(c) Partial loss with community benefit	Not relied upon.	N/A	N/A
Policy 18(d) No identified need; alternative use found	Long-term trade decline; failed leasehold and freehold marketing; no community interest; economic non-viability confirmed by FMT assessment (net loss -£21,993). Viable retail/residential alternative use proposed. (Section 6.4)	Sections 5.1– 5.4	✓ Complies

Conclusion – Policy 18: The proposal satisfies Policy 18(b) and Policy 18(d). Alternative public house provision exists within Burbage and there is no longer an identified need for The Woolcomber to remain in public house use.

A full viability assessment demonstrating compliance with each criterion of Policy DM25, Policy 18 and the public houses viability has been commissioned by expert witness Everard Cole and is included within this planning application

5.4 Continued Community Function

The proposal does not result in the complete removal of community-serving use. The ground floor will remain within Class E (retail). It is noted that the site is within the local centre and, as such, retail use is consistent with local plan Policy DM22.

The flexibility of the Class E use ensures the building can continue to serve the day-to-day needs of the local population. While the specific use as a drinking establishment will cease, the site will continue to operate in a service-based commercial capacity within the local centre, providing convenience retail to meet local needs.

5.5 Planning Balance

When assessed in the round, the proposal benefits from the following material considerations:

- The NPPF objective of boosting housing supply — paragraph 11d applies and the tilted balance is engaged
- The presumption in favour of sustainable development
- Efficient re-use of previously developed land
- Avoidance of vacancy and decline
- Continued active commercial use at ground floor level
- Appropriate location of convenience retail use within the local centre

The modest delivery of four residential units contributes toward housing supply without generating unacceptable impacts. The proposal provides a convenience retail facility within the local centre and adjacent residential area.

5.6 Conclusion

The proposal:

- Results in the loss of a non-viable and failing pub use which was actively marketed for over two years with no viable offers received
- Retains active commercial use at ground floor level within the local centre
- Reuses and enhances an existing building in a sustainable location
- Contributes to housing supply in a borough where the tilted balance is engaged
- Aligns with sustainable development principles in the NPPF and development plan
- Does not cause significant adverse planning impacts

Overall Assessment

The proposal is considered compliant with both the National Planning Policy Framework and the development plan policies of Hinckley & Bosworth Borough Council. It is supported by comprehensive evidence in relation to the loss of the former public house and represents a sustainable and balanced form of development.

6 Acceptability of Retail Provision

The application site falls within the Atkins Way Neighbourhood Centre as identified in the Hinckley and Bosworth Town and District Centres Study (2017).

Policy DM22 of the SADMP seeks to protect and enhance neighbourhood centres. It supports additional retail provision where there are no suitable vacant premises already available and where the retail frontage is maintained. It also resists the loss of retail or commercial uses (Class E) within neighbourhood centres unless it can be shown the community's day-to-day needs can still be met within a reasonable walking distance. Residential use of upper floors above retail premises is explicitly supported.

In this case, the proposal is considered to comply with Policy DM22 because the ground floor already benefits from a partial Class E (retail/commercial) use, and the first floor is already in Class C3 (residential) use. The proposal therefore builds on an established pattern of mixed use that the policy is designed to support.

The conclusion is that the proposal accords with Policy DM22 of the adopted SADMP.

7 Transport Sustainability

National and local planning policy requires new development to be located in sustainable locations that reduce the need to travel by car, prioritise walking, cycling and public transport, and support the transition to net zero.

The key requirements drawn from the NPPF, the SADMP and the Leicestershire Highway Design Guide are that developments should minimise travel need, provide safe access for all users, maximise sustainable transport options, and ensure people can reach everyday services without relying on a car.

Applied to this site, the Council concludes in the pre application that the Burbage location satisfies these requirements because it has good access to shops, services, schools and recreational facilities, and is within 800 metres of bus stops with frequent services to Hinckley, Nuneaton and Leicester.

The conclusion is that the site is in a sustainable location in transport terms.

8 Housing Land Supply

The NPPF requires planning decisions to support housing delivery, recognising that small windfall sites make a valuable contribution and are typically built out quickly. Policy 1 of the Burbage Neighbourhood Plan (2015-2026) sets out the settlement boundary for Burbage within which development is supported.

The Council anticipates it will be unable to demonstrate a five-year housing land supply once its updated position is published in Spring 2026, based on a revised need figure of 682 dwellings per year. Combined with the age of existing housing policies, this triggers the "tilted balance" under paragraph 11(d) of the NPPF, meaning planning permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits.

Whilst the tilted balance is engaged here, we acknowledge the contribution of four flats to the Council's housing supply is considered to attract only limited weight in the overall planning balance.

9 Design & Impact Assessment

9.1.1 Ground Floor — Class E Retail

The proposed ground floor use within Class E will:

- Provide an active commercial frontage on Atkins Way
- Support local employment within the local centre
- Enhance the vibrancy and vitality of the local centre
- Allow flexible occupation across the range of Class E uses

A separate and clearly identifiable residential entrance will be provided to the side of the building, ensuring functional separation between the commercial and residential uses.

9.1.2 Residential Accommodation

The first floor will provide four self-contained flats. The anticipated mix comprises:

- 4 x 1-bedroom units

Each unit will provide:

- Open plan kitchen / living area
- Separate bathroom
- Adequate storage
- Natural light to all habitable rooms

The design complies with the Nationally Described Space Standards (NDSS) for residential use.

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0

Residential unit schedule — compliance with NDSS

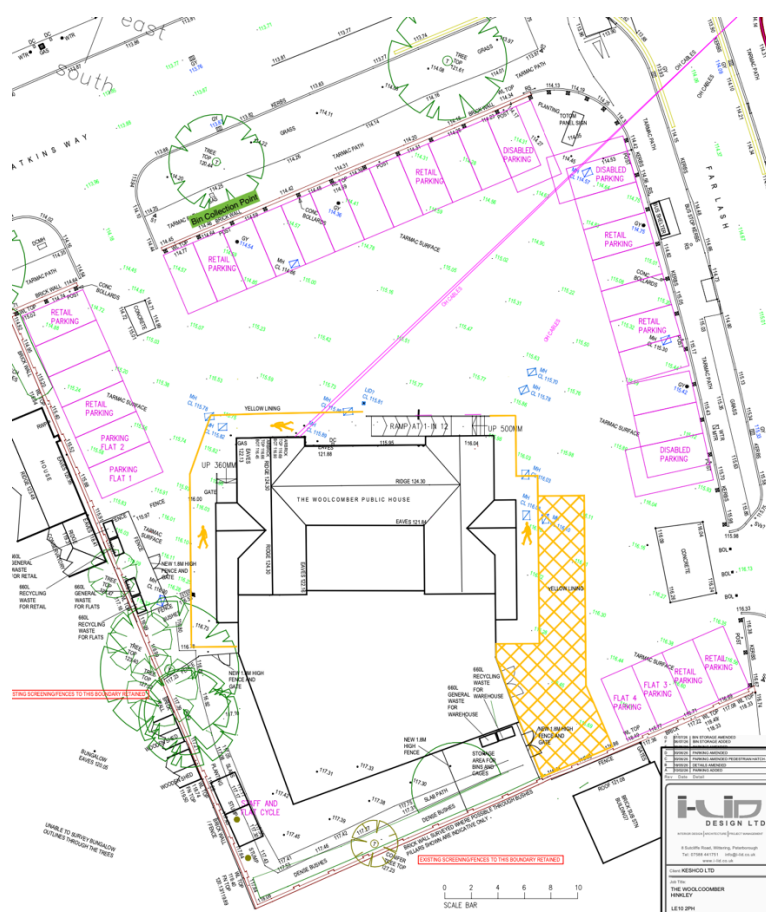
The residential flats comply with both local and national standards in relation to floorspace.

9.2 Amount and Layout

9.2.1 Amount of Development

The proposal delivers:

- Four self-contained residential units
- Reconfigured and enhanced commercial / retail floorspace at ground floor



Proposed layout — ground and first floor plans

9.2.2 Layout Principles

The layout has been developed in accordance with the following principles:

- Logical circulation between uses
- Clear separation between retail and residential access
- Maximised natural daylight to all habitable rooms
- Protection of neighbouring residential amenity
- Efficient use of the existing building footprint
- Provision of adequate car parking for retail and residential users
- Provision of service access and turning space
- Bin storage and collection access provided in an accessible location
- Tree survey and Arboricultural Impact Assessment confirm impact on trees is acceptable

The first-floor extension is positioned to avoid undue overlooking and to remain subservient to the original building form, as required by both local plan and NPPF policy.

9.3 Scale and Massing

The proposal retains the established two-storey character of the building. The first floor extension:

- Is modest in depth and footprint
- Is visually subordinate to the original building
- Maintains existing ridge and eaves relationships
- Respects the scale and massing of neighbouring buildings

The building is set well back within the site. The scale of the proposed extensions is consistent with the appearance and massing of surrounding development and does not introduce an overbearing form to adjacent residential properties.

The design and massing of the extensions were accepted in principle within the pre-application response.

9.4 Appearance

9.4.1 External Materials

Materials for the proposed extension and alterations will:

- Match or closely complement the existing brickwork and render
- Use architectural aluminium panels and glazing to the shopfront and ground floor alterations
- Use high-quality UPVC or aluminium windows throughout
- Use concrete roof tiles to match the existing building
- Incorporate off-white render to the first floor to break up the mass of the extension rather than a full red-brick finish throughout.

The extension will integrate seamlessly with the existing building and will not be visually discordant with the surrounding established residential and commercial development.

9.4.2 Retail Frontage

Improvements to the retail frontage include:

- Enhanced glazing to create an active frontage
- Modernised entrance treatment
- Defined signage zone
- Visual activation of the ground floor frontage

The residential entrance will be clearly identifiable to the side of the building and will be visually separate from the commercial frontage. The principle of retail development on this site was accepted in the pre-application response.

9.4.3 Summary of Design Changes made following pre application advice

Rear Extension (Warehouse)

All existing screening and dense bushes to Far Lash and neighbouring properties is retained.

Side Extensions

We have introduced a minimum 0.5 metre set-down from the existing principal elevation to ensure the extensions appear subordinate to the main building.

We have ensured that the proposed flats above still provide adequate head height and floor space following any amendments.

Materials

We have incorporated off-white render to the first floor to break up the mass of the extension and reference the character of the existing building, rather than a full red-brick finish throughout.

Landscaping

We have included a Proposed Planting Plan (See Proposed Planting Plan).

Plans

We have amended the proposed plans and floor plans in line with the above advice for the full planning application submission.

The pre application advice states the Council considers the development would have no material adverse impact on the character and appearance of the wider area once the changes above are included which have been actioned.

10 Impact upon neighbouring dwellings

The proposal has been designed to safeguard residential amenity. Specifically:

- The application is accompanied by a Noise and Air Impact Assessment which confirms that the impact of the retail use on the residential units above is within acceptable levels
- Adequate daylight and outlook is provided to all habitable rooms within the proposed flats
- The layout prevents harmful overlooking to neighbouring residential properties
- Acoustic insulation is incorporated between the retail and residential floors

The pre-application response confirmed that the impact on residential amenity is acceptable in principle.

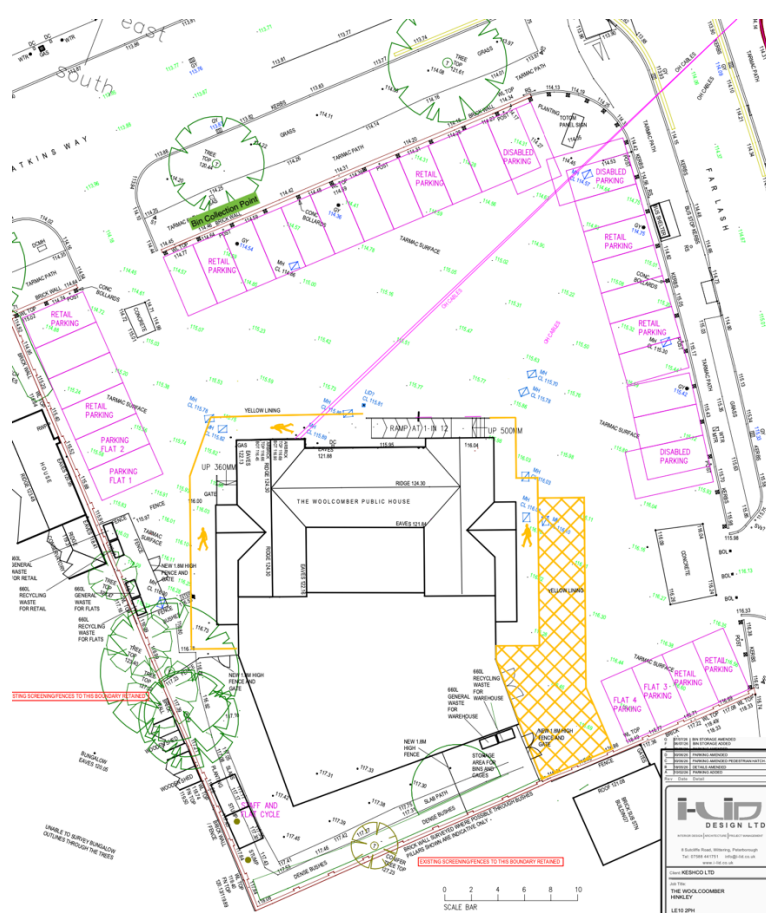
11 Transport Statement/Assessment

11.1 Impact upon the highway access

The existing vehicular accesses from Atkins Way and Far Lash will be retained. Parking provision will:

- Accommodate both retail and residential uses
- Include disabled parking provision where required

On-site parking has been provided in accordance with the advice given in the pre-application response, such that there is no net loss of site parking having regard to the historic under-provision of parking for the former public house and restaurant use. The supporting Transportation Assessment addresses this matter in further detail.



Proposed site layout — parking and access

11.2 Pedestrian Access

The scheme provides:

- A dedicated and secure residential entrance
- Level access where feasible
- Clear and safe pedestrian routes between the building and public highway

11.3 Inclusive Access

The development will comply with Part M of the Building Regulations. The ground floor retail space will be fully accessible. Residential units will be designed to be adaptable where practicable. Cycle storage and refuse storage will be provided in suitable and accessible locations.

11.4 Parking Provision

Vehicle Type: Cars

Existing number of spaces: 28

Total proposed (including spaces retained): 32 (28 for retail + 4 for Residential)

Difference in spaces: 4

11.5 Trip Generation

We do not anticipate our proposals will be an intensification of the existing use and therefore we assume Trip Generation and junction modelling is not required. Our justification for this is detailed within KMC's Transport Statement. We have sought pre application advice from Highways on the matter which confirmed a Highway capacity assessment is not required on July 14th 2026.

11.6 Internal Layout & Parking

We have included swept path analysis for the longest anticipated vehicle to access the site manoeuvring within the internal site with all proposed parking spaces in situ.

The proposals do not require a greater level of parking over and above that required for public house and this assessment is detailed within KMC's Transport Assessment.

12 Ecology

We acknowledge the site is located within a 'Swift Alert' zone as it is within 250m of a number of recorded nest sites. Swifts are a declining species, and a priority species in the councils Local Biodiversity Action Plan, therefore ecological enhancements in the form of swift boxes will be installed on the building

An Ecology Assessment and Preliminary Roost Assessment has been completed by Arbtech and is included within this document.

13 Biodiversity Net Gain

The pre application advice states the application as submitted would not be subject to mandatory biodiversity net gain.

14 Floodrisk

On flood risk, the site falls within Flood Zone 1 (low probability of flooding from rivers and sea) and is also at very low risk from surface water flooding, as confirmed by Environment Agency mapping. The Council's Drainage Officer raises no objection on sustainable drainage grounds.

The conclusion is that the proposal is acceptable in terms of both noise/pollution policy and flood risk.

15 Waste Collection Scheme

15.1 Collection Point Location & Occupier Responsibility

All domestic recycling, garden waste, and refuse collections will take place from the adopted highway boundary in accordance with Hinckley & Bosworth Borough Council's policy. A suggested bin collection point is shown on the Proposed Site Plan Rev G.

Suitable storage for the residential wheeled bin containers are located within the private grounds of the site and shown the Proposed Site.

General waste collection for the retail part would use a local commercial company who collects up to 2 x 660l lockable Wheelie Bins (eg Biffa or alike) once a week. Refuse vehicles would reverse up to the goods in area as shown on the vehicle tracking data in the Site Plan and collect from the dedicated Bin Storage & Cages area.

All retail cardboard & plastic generate is recycled and collected 6 days a week. The recyclable waste is returned in the empty delivery cages on the retail's main delivery vehicle, this results in no extra vehicular traffic for the recyclable waste collection.

We have clearly identified on the submitted plan:

The adopted highway, any private (unadopted) roads, suitable storage for wheeled bins and containers within the private grounds, and the designated collection point(s). Please see proposed Site Plan for detail.

It is acknowledged any future occupiers are responsible for the containers/wheeled bins to be brought to the designated collection point on collection day

Supporting Documents

The following documents and plans are submitted with this application:

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