



Ms Tracy Miller
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley, Leicestershire, LE10 0FR

Date 19 December 2023
Our Ref
Your Ref --

Dear Tracy

Land East of The Common, Barwell. Planning Portal Reference PP-12662473

Further to my email of 14th December I am pleased to confirm that a planning application has now been submitted via the planning portal for the following description of development.

“Demolition of all buildings on site and development of up to 95 dwellings, together with associated access, opens space and landscaping”.

The application is submitted in outline with all matters, except for access, reserved. The development is for up to 95 dwellings, together with associated access, open space and landscaping. Full details of the vehicular access from The Common are submitted for approval. The application is supported by an Illustrative Masterplan which sets out the Applicant's particular proposals for the site, including strategic landscaping proposals, demonstrating why this proposal should be considered acceptable.

It is accompanied by a full suite of drawings and reports, as set out in the table appended to this letter. For ease of navigation, you may find it useful to read the Planning Statement first, the introduction to which sets out the differences between previous proposals and this submission.

Once you have allocated an officer (I note that Laura Ashton of LAUK acted as case officer and witness at the last Inquiry) I will send them the badger report, that needs to remain confidential. I trust that you have all that you require to enable you to register and validate the application and look forward to discussing it with you in due course.

Yours Sincerely

Revd Prof Bob May FRTPI

Director

Ryan & May

www.ryanandmay.co.uk

R&M devote a proportion of our profits and time to our Charitable Foundation, which supports urban planning initiatives in rapidly developing countries.

The
Planning 4 Change
Foundation

Table of application plans and documents

Plans	Consultant	Reference
Site Plan	Urban Design Box	HAR102-1001D
Parameters Plan	Urban Design Box	HAR102-3051C
Illustrative Masterplan	Urban Design Box	HAR102-4001G
Illustrative Landscape Masterplan	Pegasus	P20-3536-EN0009 C 0001
Access drawing	Stantec	332610546/5501/001 PO3
Tree Protection Plan Sheet 1	Trevor Bridge Associates	6721.04/A
Tree Protection Plan Sheet 2	Trevor Bridge Associates	6721.05/A
Tree Protection Plan Sheet 3	Trevor Bridge Associates	6721.06/A
Tree Survey sheet 1	Trevor Bridge Associates	PD 6721 01 B
Tree Survey sheet 2	Trevor Bridge Associates	PD 6721 02 B
Tree Survey sheet 3	Trevor Bridge Associates	PD 6721 03 B
Reports	Consultant	Date
Design and Access Statement	Urban Design Box	18 th December 2023
Design Code	Urban Design Box	18 th December 2023
Planning Statement	Ryan & May	18 December 2023
Planning Statement Appendices	Ryan & May	18 December 2023
Socio-Economic Statement	Turley Economics	13 December 2023
Landscape and Visual Impact Assessment	Pegasus	P20-3536 13 December 2023
LVIA - Appendix A Methodology	Pegasus	P20-3536
LVIA Appendix B Verified Views	Pegasus	P20-3536 V3D 210703
LVIA Figure 1 Site Location	Pegasus	P20-3536 EN 0001 0001
LVIA Figure 2 Planning Designations	Pegasus	P20-3536 EN0002 0001
LVIA Figure 3 Topography	Pegasus	P20-3536 EN0003 0001
LVIA Figure 4 Landscape Character	Pegasus	P20-3536 EN0004 0001
LVIA Figure 5 - Zone of Theoretical Visibility	Pegasus	P20-3536 EN0005 0001 ZTV
LVIA Figure 6 – Viewpoint Locations	Pegasus	P20-3536 EN0006 0001 VP
LVIA Figure 7 - Viewpoint photographs	Pegasus	P20-3536 07
LVIA Figure 8 - Landscape and Visual Analysis	Pegasus	P20-3536 EN0008 0001
Arboricultural Impact Assessment	Trevor Bridge Associates	Rev A December 2023
Tree Survey Report	Trevor Bridge Associates	Rev B Nov 2023
BNG Assessment	Paul Chester & Associates Ltd	PCAJJ83/BNG/V2/Final Dec 2023
BNG Calculation metric Excel sheet	Paul Chester & Associates Ltd	-
Ecological Survey & Assessment	Paul Chester & Associates Ltd	PCAJ199/V2 Dec 2023
Transportation Statement	Stantec	13 Dec 2023 REVC

Draft Travel Plan	Stantec	13 Dec 2023 REVB
Flood Risk Assessment	BWB Consulting	LCB-BWB-ZZ-XX-RP-YE-0001 Rev PO2 13 Dec 2023
Sustainable Drainage Statement	BWB Consulting	LCB-BWB-ZZ-XX-RP-CD-0001- SDS. Rev PO2 13 Dec 2023
Noise report	Spectrum Acoustics	Rev 3 18 December 2023
Sustainable Energy Statement	Mainer	18 December REV B
Air Quality Assessment	Air Quality Consultants	11 December 2023
Historic Environment Desk Based Assessment	SLR Consulting	Rev 2 14 December 2023