HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Bellway Homes
Station Garage
Station Road
Market Bosworth
Warwickshire
CV13 0PE

Name and Address of Agent (if any)
Kevin R Twigger & Ass Ltd
Rushall House
School Road
Brewood
Stafford
ST19 9DS

Part I - Particulars of Application

Date of Application	**Application No.**
21 September 2007	07/01107/FUL

Particulars and location of development:

ERECTION OF 24 DWELLINGS

Station Garage Station Road Market Bosworth Nuneaton Leicestershire

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. In the absence of any evidence or justification to the contrary, it is considered that it has not been sufficiently demonstrated that the proposal would not result in the loss of an existing employment site to the detriment of achieving the Borough Council's Strategic Objective in providing opportunities for investment in the Borough and promoting economic growth through sustainable development. Specifically, it would conflict with Strategy Objective 1a) of the adopted Hinckley and Bosworth Local Plan, and Employment Policy 5 of the adopted Leicestershire, Leicester and Rutland Structure Plan which seek to provide an adequate supply of land that is suitable for a range of employment purposes and capable of being developed during the Plan period and also ensuring the reuse of employment buildings for mixed development.

2. In the opinion of the Local Planning Authority, the development fails to make the most effective use of the site, due to the proposed density of only 21 dwelling per hectare resulting in an underdevelopment of the site. The proposal is therefore contrary to Planning Policy Statement 3 (PPS 3), Housing Policy 5 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016, Policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan, and the adopted Supplementary Planning Guidance on New Residential Development.

3. In the opinion of the Local Planning Authority the applicant has failed to demonstrate how they have formulated a design that is of a sufficiently high standard to create a development with its own distinctive identity, creating an inappropriate form of development. It is therefore contrary to Policies BE1 of the adopted Hinckley and Bosworth Local Plan the adopted Supplementary Planning Guidance: New Residential Development, Planning Policy Statement 1 and Strategy Policy 10 of the Leicestershire, Leicester and Rutland Structure Plan.

4. In the opinion of the Local Planning Authority, the applicant has failed to demonstrate that sufficient suitable affordable housing would be provided contrary to policy RES3 of the adopted Hinckley and Bosworth Local Plan, Housing Policy 4 of the adopted Leicestershire, Leicester and Rutland Structure Plan, the Council's adopted Supplementary Planning Guidance on Affordable Housing and Circular 06/98: Planning and affordable housing.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

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5. In the opinion of the Local Planning Authority, the lack of financial contribution to address the increase in pressure placed on education, library facilities, civic amenity facilities and play and open space in the local area by the proposed development would not accord with Government Guidance Circular 5/05, Strategy Policy 11 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996-2006, Policies REC2, REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Supplementary Guidance on Play and Open Space adopted October 2002.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :13 February 2008