Our ref: RGN/SM/PA8.Allcoat
Email: richard@foxbennett.co.uk

31st July 2008

Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
HINCKLEY

Dear Sirs

RE: APPLICATION FOR CONVERSION OF AGRICULTURAL BUILDING TO TWO RESIDENTIAL UNITS AT HALL FARM, HIGHAM-ON-THE-HILL
APPLICANT: MR R ALLCOAT

Further to your request for a justification of the conversion of the buildings to two residential units rather than commercial or industrial use we would respond as follows:

It was considered that the size and layout and construction of the barns are not suitable to allow for their conversion to an industrial use without affecting the architectural quality of the buildings.

With regard to the change of use to commercial (offices), or industrial, it was considered that the nature of the access, both from the highway and the shared private drive leading into the site, is not suitable for any increase in traffic movements. It is anticipated that the closing of the farming activity and the buildings use for residential purposes, will lead to a reduction in the number of highway movements in and out of the site.

It is also considered, given our experience of the current market conditions that the demand for commercial and industrial units would be limited.

Informal consultation was also made with the neighbours, namely the owner of the adjoining property Fisher's Acre, with whom the access will be shared and it was concluded that closing of the farmyard and the conversion to residential would be preferable from their viewpoint rather than commercial or industrial use,

If you require further information please do not hesitate to contact me.

Yours faithfully

RICHARD G NEWEY
Copy to Mr R Savage – Savage Hayward