The Planning Inspectorate

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Mrs T Darke
Hinckley and Bosworth Borough Council
Planning Officer
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Your Ref: 07/01305/COU

Our Ref: APP/K2420/A/08/2065755/NWF

Date: 4 March 2008

DEVELOPMENT SERVICES
05 MAR 2008
RECEIVED

Dear Mrs Darke

Town and Country Planning Act 1990
Appeal by Joanna Squires
Site at Land Adjacent To Lodge Farm, Wood Road, Nailstone

I am writing to tell you that we propose to hold an inquiry into this appeal at 10:00 on Tuesday 13th May 2008, at a venue to be arranged. We anticipate that the inquiry will last for 1 day.

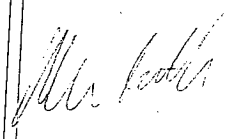
We allow each party only one refusal of an inquiry date, before we set a date, time and place for the inquiry. If you cannot accept the date offered, you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but you should bear in mind that this offer is the earliest practicable date available and, due to the current delays in arranging inquiries, it will not be possible to consider any mutually agreed date which is earlier than the one above. Any negotiation of an alternative date must be concluded within one month from the date of this letter.

You can reply to me by telephone or letter. If I do not hear from you by Thursday 13th March 2008, I will assume that the proposed inquiry date is acceptable, and that you are not intending to negotiate an alternative inquiry date with the other party.

You should not assume that the inquiry date offered here is the one that will eventually go ahead. We will write to you again to confirm the final arrangements.

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

Yours sincerely



Stephen Bartle

NB: Only correspondence concerning the inquiry date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

CR4

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

A-C EMPLOYMENT SITES PROFORMA

Category	B - Rural
Address	Industrial Estate, South of Station Road, Market Bosworth
Description	Small, modern industrial estate to west of Market Bosworth
Occupier(s)	Various
Prominence	Low
Current Use	Industrial Estate
Size, ha	1.0
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	11
Distance to A-road, km	4
Distance to Rail Station, km	10
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Limited other Employment Space in Town	Yes
Other Information	None
Development Potential	Industrial Estate Retain for employment. Key rural employment area
Recommendation	Move to A
Percent Employment Use Retained	100
Percent Other Uses Allowed	0

DEVELOPER MARKETING STANDARDS

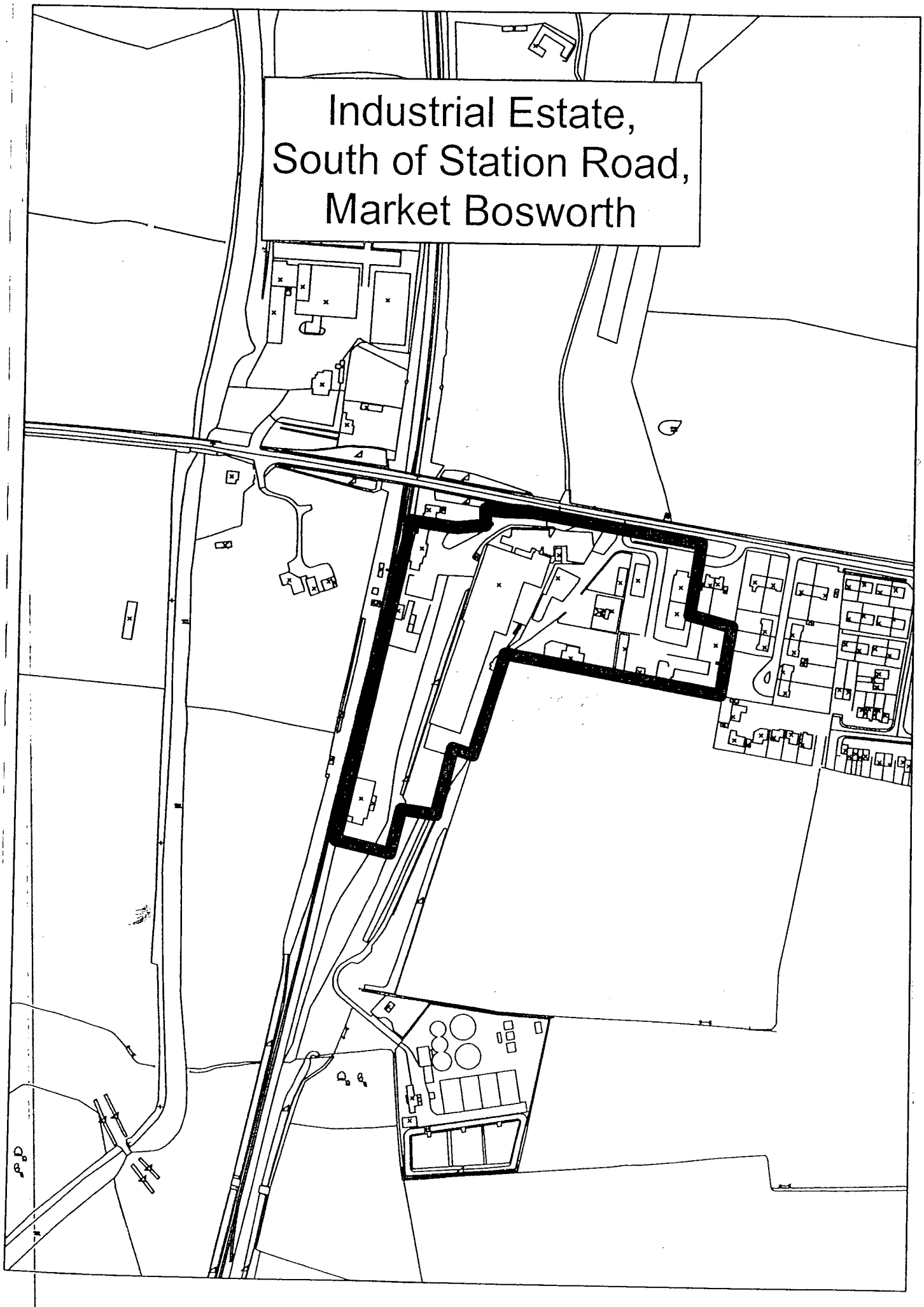
Where a sites or premises owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises.

This table itemises the various marketing tools that should typically be used to market the interest.

Should these tools fail to identify potential purchasers or occupiers then it may be considered that there is a lack of employment demand for the site or premises in question.

Marketing Tool	Premises	Site, 0-5 acres	Site, 5+ acres
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
Regional Property Agent (joint or sole)			✓
Liaise with HBBC Economic Development Unit	✓	✓	✓
Produce Marketing Particulars	✓	✓	✓
Targeted mailing to Local/Regional Property Agents	✓	✓	✓
Targeted mailing to Local/Regional Property Developers/Investors		✓	✓
Targeted mailing to National Property Agents/Developer/Investors			✓
Targeted mailing to selected potential occupiers (large local companies)		✓	✓

Marketing Tool	Premises	Site, 0-5 acres	Site, 5+ acres
Advertise in Regional Property Press		✓	✓
Advertise in National Property Press			✓
Website			✓
Marketing Period, months	6-12	6-12	9-18


Industrial Estate,
South of Station Road,
Market Bosworth