
PMC Land & Planning

Dear Mr Archer.

28th June 2024

Planning Application 24/00476/FUL, 87B & 87C, High Street Barwell.

I have been instructed by the applicant for the above application to provide an early response in relation to consultation comments published on the Council's planning portal.

It will be no surprise to you that I need to start here by highlighting that much of what has been submitted does not relate to, or even have a basis in, matters which are material to the determination of this application. Rather, it is a combination of both overt and covert assumptions about the nature of the young people that will reside at the premises, should the Council grant consent.

In this respect, I can advise that the proposed occupants will be children with educational, and some other special needs who require support with day to day living. These are children that will only leave the premises with the accompaniment of an adult, and for all the normal purposes that one would anticipate such as attending school, participating in sport and other leisure activities and general everyday things such as shopping.

On the issues of staffing levels and the general management of the property which have been raised by some respondents these, as you will be aware, are not matters for the planning system, but are dealt with separately via a combination of Ofsted and the local Children's Social Care Service.

Turning now to the planning context, I note that the Parish Council has raised objections under policies DM10 and DM17. In terms of DM10 I am confused as to where the relevance is here, given that the scheme proposes only internal alterations to the building and its levels of occupancy will be no more than one would generally expect from a domestic dwellinghouse of a similar size.

The reference to DM17 is equally confusing, as it would appear to me that the proposal very much supports both the spirit and indeed the detail of this policy. This will be a property occupied by children who, albeit with adult support, aspire to do all the normal things that young people of their various age-groups would take for granted. In this respect, having access to public transport, the safe environment of a District Centre (with pedestrian facilities) in which to access goods and services and the associated reduction in travel would seem to very much satisfy both DM17 and the needs of the occupants.

Continuing on the Council's policy base here, I would argue that the benefits of locating facilities such as the one proposed in this application in town and district centres, contributes to other aspirations within the Council's Core Strategy. As noted in relation to policy DM17, reducing the need to travel as part of everyday activities goes to the core of your Policy DM1 around sustainable development and indeed sits at the heart of the

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National Planning Policy Framework. Further, I would argue that uses such as the one proposed here, make a significant contribution to the spirit of Policies DM21 and DM22 in bringing development close to public transport facilities and adding to the revitalisation of town and district centres.

In addition to the policies referenced above, this proposal also accords with the Council's emerging Local Plan (Regulation 19 Consultation Draft) and I would point you, inter-alia, to draft policy SS01 which deals with sustainability, draft policy PMD07 which encourages developments which promote positive health and well-being and protect people from harm, and draft policy TDC01 which encourages development that 'attracts residents to live in centres'.

As the Council progresses this application through the system, I would also respectfully remind of its commitment within both the emerging Local Plan (Regulation 19 Draft, paragraph 3.2) and Hinckley and Bosworth's Corporate Plan 2024 – 2028 which, as part of its 'People' section commits to 'help people to stay healthy, happy and active and continue to provide initiatives that support children and young people, older people and our vulnerable residents'.

In terms of the overarching guidance provided here by the National Planning Policy Framework, I would refer the Council to the following:

Paragraph 8 (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

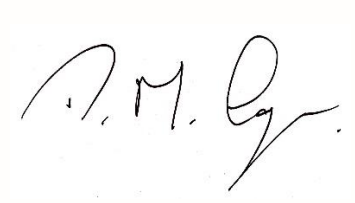
Paragraph 63 - Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers²⁸²⁹ ; people who rent their homes and people wishing to commission or build their own homes

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Paragraph 90(f) - recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Finally, I note that an elected member has requested that this application be brought before the Planning Committee rather than being determined under delegated authority, and would ask that the Council please accept this letter as my request to speak at that Committee on behalf of the applicant.

Yours Sincerely



Philip M Coyne MA MRTPI MIED
Director – PMC Land and Planning Limited