HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
David Wilson Homes (East Midlands)
Forest Business Park
Cartwright Way
Bardon Hill
Leics
LE67 1GL

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
15 February 2008	08/00154/FUL

Particulars and location of development:

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 46 DWELLINGS WITH ASSOCIATED PARKING AND VEHICULAR ACCESS

111 Stapleton Lane Barwell Leicester Leicestershire LE9 8HE

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 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.

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 and layout, creating an inappropriate form of development. It is therefore contrary to Policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan, the adopted Supplementary Planning Guidance: New Residential Development and Planning Policy Statement 1.

T. M Prowse

Date :7 May 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

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