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For the attention of Mr R. Wright
Culture and Development Department
Borough Council of Hinckley & Bosworth
DX 716429
Hinckley

DEVELOPMENT
SERVICES

11 OCT 2007

RECEIVED

10 October 2007

Our Ref: SWB/1344/F387/607/jw
Your Ref:

Dear Richard

FULL PLANNING APPLICATION FOR ADDITIONAL THREE DWELLINGS AT LAND TO THE REAR OF 39-41 THE COMMON, BARWELL, LEICESTERSHIRE

I refer to the recent approval of Reserved Matters (reference 07/00789/REM) in respect of the site at land to the rear of 41-65 The Common. As you will be aware, our clients have acquired an adjoining small parcel of land and wish to extend the residential development onto this site.

In that respect, please find an application for full planning permission relating to the erection of three dwellings at the above site.

I enclose 4 copies of all relevant plans and elevations, a Design and Access Statement, Transport Assessment and cheque for £795, being the application fee for this proposal.

With respect to the relevant planning policy, as you will be aware, the Hinckley & Bosworth Local Plan (adopted 2001) identifies the application site as being within the settlement boundary of Barwell. Local Plan Policy ERS5 states that residential proposals on unallocated sites will be acceptable within the development boundary. Any proposal would be subject to the usual criteria relating to siting, design and layout. It is already been confirmed that a residential proposal would be acceptable in principle on this matter. Matters relating to siting, design and layout are referred to in the separately submitted Design and Access Statement.

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A principle concern relation to the development of the application site is in respect to the limitation on housing numbers previously imposed by the Highway Authority. This issue is addressed in the separately submitted Highway Statement, prepared by BSP Consulting.

The Statement demonstrates that in terms of traffic link and junction capacity, the proposed site access arrangements are satisfactory to serve the proposed increase in development, with ample spare capacity for a slight increase in the number of dwellings proposed, i.e. from 30 to 33 units. The Statement also considers that a 4.8m wide spine road with 2m wide footway and service strip has previously been approved to serve a 30 dwelling development at this location, and this nominal increase to 33 dwellings would result in an immaterial impact in traffic and highway safety terms. In conclusion, the Statement considers that the proposed development is acceptable in highway terms.

I trust that all the enclosed matters are in order, to enable you to register this application. In that respect, I look forward to receiving your formal acknowledgment of the application and receiving the decision in due course. Should there be any further information that you require, then please do not hesitate to contact me.

Yours sincerely

Stephen Bate
Senior Planning Manager
Planning & Environment Group

Encs

BARRATT EAST MIDLANDS

PROPOSED 3 RESIDENTIAL UNITS

LAND REAR OF 39-41 THE COMMON, BARWELL

SCHEDULE OF SUBMITTED DOCUMENTS

DEVELOPMENT SERVICES

11 OCT 2007

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Covering Letter

Planning Application Forms

Certificate A

Transport Statement (BSP Consulting)

Drawings (The Noble Consultancy):-

Location Plan	Drawing ref:	816/102-1
Street Scenes		816/51-1 Rev C
Colour / Planning Layout		816/100-1 Rev F
Landscaping Layout		816/101-1 Rev C
Wall and Fence Details		816/54
External Works Layout		816/110-1 Rev E
Palmerston House Type Elevations		816/PA-01-1
Palmerston House Type Floor Plans		816/PA-03

Design and Access Statement (The Noble Consultancy)

Noble Consultancy documents also submitted in pdf format on CD-Rom.