

Delegated Report

Planning Ref: 25/00198/P3CQ

Applicant: Mrs Vann

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 39 Main Road, Ratcliffe Culey, Atherstone

Proposal: Notification to determine if Prior Approval is required for the change of use of two agricultural buildings to three dwellinghouses (Class C3)

1. Recommendations

1.1. Prior approval is required and granted

2. Planning Application Description

2.1. This is an application for prior notification under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of one existing steel framed agricultural building and one brick barn, into three dwellinghouses at 39 Main Road, Ratcliffe Culey.

3. Description of the Site and the Surrounding Area

3.1. The site measures approximately 1.6 acres and is located on the northeastern edge of Ratcliffe Culey. The majority of the site as outlined by the submitted red line plan does not fall within the settlement boundary. Access to the site is available from Main Road. Several agricultural buildings are located to the north of the site, one of which (H3) has recently had prior approval granted for conversion to a dwellinghouse (20/01292/P3CQ). This consent has now lapsed.

3.2. There are a pair of semi-detached properties located to the southwest of the application site with a public house located opposite. There is a public footpath between the farmhouse and adjacent semi-detached properties. The original farmhouse dwelling adjacent to this site (within the Applicant's ownership) has been demolished and has extant outline consent for a replacement dwelling.

4. Relevant Planning History

15/00789/GDOD

- Demolition of dwelling
- PRIOR APPROVAL
- 12.08.2015

16/00795/OUT

- Replacement farmhouse (outline - all matters reserved)
- OUTLINE
- 29.11.2016

16/00796/FUL

- Temporary agricultural dwelling
- PERMIT
- 01.12.2016

20/00603/OUT

- Replacement farmhouse (outline - all matters reserved)
- PERMIT
- 13.08.2020

20/00774/P3CQ

- Prior notification for change of use of agricultural buildings to two larger dwellinghouses
- Prior Approval Refused
- 21.10.2020

20/01287/P3CQ

- Conversion of agricultural building in C3 larger dwellinghouse and associated building operations
- Prior Approval Refused
- 12.02.2021

20/01311/P3CQ

- Conversion of agricultural building in C3 larger dwellinghouse and associated building operations
- Prior Approval Refused
- 16.02.2021

20/01292/P3CQ

- Conversion of agricultural building in C3 larger dwellinghouse and associated building operations
- Prior Approval Granted
- 15.02.2021

23/00791/OUT

- Outline planning permission for replacement farmhouse (all matters reserved)
- Permission
- 15.02.2021

23/01080/P3CQ

- Change of use of agricultural building to single dwelling
- Prior approval refused.
- 24.01.2024

24/00887/P3CQ

- Noification to determine if Prior Approval is required for the change of use and conversion of four agricultural buildings to form six dwellinghouses
- Prior approval refused.
- 13.11.2024

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

5.2. One objection has been received, making the following comments:

- *Footpath T12 runs through the site but is not shown on any plans. Without the path being shown on the plans we are unable to give our thoughts on the application.*

6. Consultation

6.1. No objections have been received from the following:

- The Local Highway Authority (LHA) (subject to conditions)

7. Policy

7.1. Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as amended).

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (December 2024)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. The main considerations in respect of this application are whether the proposed change of use meets the criteria for permitted development of Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), which relates to development consisting of:

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

8.2. Class Q of the GPDO was amended in May 2024, the applicant has indicated on the application form that they wish for the application to be determined under the revised provisions. The following section assesses the proposal against the criteria and conditions of Class Q. In accordance with Paragraph W(3) the LPA may refuse an application where in the opinion of the authority-

(a) The proposed development does not comply with, or

(b) The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with

Any conditions except for Paragraph Q.2(1)(g), limitations or restrictions specified in Part 3 applicable to the development.

Q.1. – Development is not permitted by Class Q if—

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

The application form states that the site is not currently part of an agricultural unit, and that it was not part of an agricultural unit on 24 July 2023. The agent has confirmed that since ceasing to be part of an established agricultural unit, the site has not been used for any non-agricultural purpose.

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

None of the proposed dwellinghouses exceed a floorspace of 150sqm.

House 1 (Building 3) – 147.2 sqm

House 2 (Building 3) – 147.2 sqm

House 3 (Building 4) – 149.0 sqm

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

The cumulative number of separate dwellinghouses proposed under this application would be 3. The cumulative floor space is stated to be 443.4 sqm. Permission 20/01292/P3CQ lapsed on 18.02.2024.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

The agent had confirmed that the site is not under an agricultural tenancy.

*(f)less than 1 year before the date development begins—
(i)an agricultural tenancy over the site has been terminated, and
(ii)the termination was for the purpose of carrying out development under Class Q,
unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,*

As above the site is not under an agricultural tenancy and one has not been terminated in the last year.

(g)development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

The application form states that no development under Class A(a) or Class B(b) of Part 6 has been carried out during the 10 year period before development begins.

(h)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

*(i)extension of the building allowed by paragraph Q.1(i);
(ii)protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),*

The development would not result in the external dimensions of any of the buildings extending beyond the external dimensions of the existing buildings.

(i)the development under Class Q(b) would result in an extension that—

*(i)has more than one storey,
(ii)is sited anywhere other than to the rear of the existing building,
(iii)extends beyond the rear wall of the existing building by more than 4 metres,
(iv)has eaves the height of which exceed the height of the eaves of the existing building,
(v)is higher than whichever is the lower of—
 (aa)the highest part of the roof of the existing building, or
 (bb)a height of 4 metres above the ground,
(vi)extends beyond a wall that forms a side or principal elevation of the existing building, or
(vii)would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 (aa)the hard surface was not provided on the land on or before 24th July 2023, or
 (bb)where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,*

The development would not result in an extension on any of the buildings. The hard surfacing within the site has been situated on the land for at least 10 years.

(j) the development under Class Q(c) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse, and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

Both the Planning Practice Guidance and relevant case law have established that whilst the above building operations are permitted under Class Q the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right. The PPG refers to the Hibbitt case for a discussion of the difference between conversions and rebuilding. Structural surveys have been submitted for all buildings subject to this application (Diamond Wood & Shaw Ltd, September 2024).

Building 3 is a steel portal frame, formed of 6 bays, one of which is proposed to be removed to improve the amenity impact on building 4. All walls are pre-cast concrete panels, with timber cladding to eaves level. The southwest elevation is open. No structural elements are required for conversion; however the roof is to be replaced with a similar lightweight sheeting. The walls would be clad with brick slips. Overall, it is considered that the building operations associated with the proposed conversion are reasonably necessary to convert the building to a dwelling.

Building 4 is a two-storey brick barn with a dual pitched concrete tile roof. A single storey extension is situated on the western end of the building. There is a single large opening to both side elevations. The building is in generally good condition, with no structural damage, and no damage to the roof. The roof tiles would require removal for a waterproof membrane, before being replaced. The main walls would remain, with some re-pointing to the brickwork required. A new inner leaf would be required to the single storey gable wall. Overall, it is considered that the building operations associated with the proposed conversion are reasonably necessary to convert the building to a dwelling.

Building 5 is a steel portal frame which is proposed to be demolished to improve the amenity impact on building 4. The demolition is judged necessary to allow the building operations to occur.

In summary, the proposal demonstrates that the development would not require building operations that would go beyond what would be reasonably necessary for the buildings to function as dwellinghouses. Based on the evidence and plans submitted, the development would be permitted under Schedule 2, Part 3, Class Q of the GPDO.

(k)the site is on article 2(3) land,

The site is not on article 2(3) land.

(l)the site is, or forms part of—

(i)a site of special scientific interest;

(ii)a safety hazard area;

(iii)a military explosives storage area,

The site does not form part of any of the areas above.

(m)the site is, or contains, a scheduled monument,

The site is not and does not contain a scheduled monument.

(n)the building is a listed building,

None of the buildings within the site are listed.

(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The buildings would be capable of complying with the national described space standard.

(p)the building does not have suitable existing access to a public highway.

The buildings have suitable access on to a public highway.

Conditions

Q.2. – (1) *Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to—*

(a) transport and highways impact of the development,

The LHA has no objection subject to conditions, and advise that it considers it would be difficult to demonstrate the proposals would represent a severe highway safety issue, given that the proposals would remove some demand for large, slow moving farm vehicles to access the site. In addition, based on records available to the LHA, there have

been no recorded Personal Injury Collisions at the site access within the last five years.

The LHA is aware of a wall to the west of the site access which restricts vehicular visibility at the junction of the site access with Main Road. Details of the available visibility splays at the access, nor a speed survey demonstrating the available visibility would be in line with 85th percentile speed of passing traffic at the site access have not been provided. The LHA advise that it considers it would be difficult to demonstrate the proposals would represent a severe highway safety issue, given that the proposals would remove some demand for large, slow moving farm vehicles to access the site. In addition, based on records available to the LHA, there have been no recorded Personal Injury Collisions at the site access within the last five years.

Nevertheless, it is noted that the wall falls within the Applicants blue line boundary and as part of application reference 23/00791/OUT for a replacement farmhouse, the LHA suggested when access is applied for, the Applicant removes the wall as part of those proposals. Furthermore, application 20/01292/P3CQ also included proposals to remove the wall. The LHA would therefore strongly encourage the Applicant to remove the wall as part of these proposals to improve visibility at the access.

The scheme provides adequate parking spaces and turning capability for the proposed number and scale of dwellings proposed.

The LHA note that Public Footpath T12 runs through the proposed development. The applicant should note that a scheme for the treatment of the Public Right of Way should be submitted to and approved in writing by the Local Planning Authority prior to commencement. Such a scheme should include provision for the management of Public Footpath T12 during construction, surfacing, width, structures, signing, and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. If north of the proposed properties, the grassland is to be enclosed by fencing, at the crossing point of the public right of way, the LHA would request the developer provides a new metal kissing gate similar to the gate at the northern edge of the site. This is included as a pre-commencement condition.

(b) noise impacts of the development,

It is not considered that the noise impacts of the development have a significant adverse impact on any neighbouring or prospective occupier residential amenity.

(c) contamination risks on the site,

No contamination risks have been identified on the site and the Council's Pollution Officer has no objections to the scheme.

- (d) *flooding risks on the site,*

According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable.

- (e) *whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,*

This application site is adjacent to the settlement boundary of Ratcliffe Culey, which is defined as a rural hamlet in the Development Plan. Whilst Ratcliffe Culey has limited services, it is not considered that it would be impractical or undesirable for the buildings to change from agricultural to C3 use. Therefore, the development is considered to be acceptable in these site-specific circumstances.

- (f) *the design or external appearance of the building, and*

The overall design of the scheme is not considered to result in any significant harm to the character of the surrounding area.

- (g) *the provisions of adequate natural light in all habitable rooms of the dwellinghouses*

As part of the previous refused application, there were concerns regarding natural light provision to Building 4. To address this, Building 5 is to be demolished. Whilst the presence of Building 3 would result in principal habitable windows experiencing overbearing impacts (failure of 45-degree rule). Whilst this is regrettable, the rooms in question (Master Bedroom and Living Room) have other windows serving these rooms, including roof lights in the bedroom.

House 2 (Building 3) would rely predominantly on windows on the front and rear elevations of the dwelling, with roof lights on the first floor. House 1 (Building 3) proposes two ground floor windows on the side elevation (in addition to front and rear elevations on both floors), with additional roof lights on the first floor. Whilst levels of natural light may be limited in some central parts of the dwellings, it is considered on balance that all habitable rooms would have adequate levels of natural light given the site-specific circumstances.

It is therefore considered that the application will provide adequate natural light in all habitable rooms of the dwellinghouses.

and the provisions of Paragraph W (prior approval) of this Part apply in relation to that application.

- (2) *Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in subparagraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.*

That is the purpose of this application.

- (3) *Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.*

Note to applicant.

Q3.— (1) *For the purposes of Class Q, “curtilage” means the lesser of—*

- (a) the piece of land, whether enclosed or unenclosed, immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be), closely associated with and serving the purposes of that building, and*
(b) an area of land immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be) no larger than the land area occupied by that building.

The curtilage of Houses 1, 2 and 3 would not amount to an area larger than the land occupied by those buildings, when the necessary aspects of the domestic curtilage (private amenity space and parking areas) are considered. The applicant has provided a Curtilage Site Plan demonstrating that the curtilage for each dwelling would be less than the footprint of each dwelling. The proposal would therefore be permitted development under this criteria.

- (2) *For the purposes of Class Q.1(d), “the original limits of an established agricultural unit” means—*

- (a) in the case of an established agricultural unit which ceased to exist prior to 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;*
(b) in the case of an established agricultural unit which exists on 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;
(c) in any other case, all the land which comprises the established agricultural unit at the time it comes into existence.

The original limits of the agricultural unit include all the land the which comprised the established agricultural unit at the time it came into existence.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 The application meets the conditions of Class Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is considered that the application is acceptable and is in accordance with the conditions and the provision of Paragraph W of the General Permitted Development Order (2015) (as amended).

11. Recommendation

11.1 Prior approval is required and granted subject to:

The conditions outlined below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan – Drawing. No. 233-200 Rev A (received: 04.03.25)
 - Proposed Site Plan - Drawing No. 240-202 Rev C (received: 04.03.25)
 - Building 3 Proposed Elevations - Drawing No. 240-207 (received: 04.03.25)
 - Building 3 Proposed Plans - Drawing No. 240-208 (received: 04.03.25)
 - Building 4 Proposed Elevations - Drawing No. 240-209 (received: 04.03.25)
 - Building 4 Proposed Plans - Drawing No. 240-210 (received: 04.03.25)
 - Proposed Curtilage Site Plan - Drawing No. 240-211 (received: 04.03.25)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The materials to be used on the external elevations, including doors and windows, shall accord with the submitted application details as follows:
 - Building 3 Proposed Elevations - Drawing No. 240-207 (received: 04.03.25)
 - Building 4 Proposed Elevations - Drawing No. 240-209 (received: 04.03.25)

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with the drawing titled 'Proposed Site Plan', drawing number 240-202 Rev C. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

4. No development shall take place until a scheme for the treatment of the Public Right of Way Footpath T12 has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally-recorded PRow alignments, or any legal diversion order to ensure they do so in future; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted guidance on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

Reason: To protect and enhance Public Rights of Way and access in accordance with Paragraph 105 of the National Planning Policy Framework (2024).

5. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. Prior to first occupation of any of the dwellings hereby approved, a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, shall be submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or are seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

Notes to applicant:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere.
3. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.
4. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy.
5. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

6. The LHA would strongly encourage the Applicant to remove the wall to the west of the site access which restricts vehicular visibility at the junction of the site access with Main Road as part of these proposals, to improve visibility at the access.
7. No bin collection point has been shown on the submitted plans. Due consideration should be given to waste collection provision. Refuse vehicles will not access the site given that it is located more than 25m from the highway boundary and via a private road. Any bin collection point should be within the site and not within the public highway, nor should it be located within visibility splays. It would be advisable to include an area next to the adopted highway for safe placement of the various containers on collection day. Please ensure there is adequate space on the property to store the waste containers.
8. In relation to Conditions 4 and 5, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.