Please ask for: Mr David Warden
Direct Dial 01455 255691
Direct Fax: 01455 619897
Email: david.warden@hinckley-bosworth.gov.uk
Your Ref: n/a
Our Ref: 07/00629/FUL
Date: 24th August 2007

Michael Robson
Armstrong Burton Planning
260 Lichfield Road
Four Oaks
Sutton Coldfield
B74 2UH

Dear Mr Robson

RE: Planning Application: 07/00629/FUL

I refer to the above application currently being considered by the Local Planning Authority.

Following a site visit by Mr Warden of this Authority and the receipt of responses from some, but not all, consultees I write to confirm that I have a number of concerns regarding the proposal.

Countryside
The site is located within the countryside, as defined within the adopted Hinckley and Bosworth Local Plan. Policy NE5 of the Local Plan, Strategy Policy 8 Structure Plan and, indirectly, policy 2 of the Regional Spatial Strategy for the East Midlands (RSS8) seek to protect the countryside for its own sake. Proposals for development within the countryside are restricted to those important to the local economy, for the reuse and extension of existing buildings, or for sport or recreation purposes. It is not considered that that proposed development meets these requirements. As such, it is considered to be contrary to the above policies.

It is considered that, if it could be demonstrated the existing buildings were not capable of conversion, some element of new building on the site may be considered. Supplementary Planning Guidance on the Conversion of Rural Buildings adopted June 2004 provides guidance of the reuse of existing buildings. The submitted Bache Treharne report of May 2007 refers to a report by the same of September 2006 regarding the viability of retaining the existing buildings for refurbishment and adaptation. However, this report has not been included with the submitted application. Whilst the support documents state that the existing buildings can not be converted, no evidence to support this view has been provided.

Character and appearance
It is considered that the proposed buildings by virtue of their height, scale, massing and design would have an unacceptable adverse impact on the countryside contrary to the above policies.

Need
Formal comments are awaited from our Housing Department. However, informal discussions suggest that whilst a need for such facilities can be demonstrated, the strength of that need is in question.

Ecology
Natural England objects to the application as inadequate information has been provided with the application to demonstrate that the proposal would not result in an unacceptable impact on a protected species. A copy of the letter is attached.

Trees
Insufficient information to show the proposal will not result in the loss of, or an unacceptable adverse impact on, trees which are the subject of Tree Preservation Orders. It is understood additional information will be provided next week.

Drainage
Revised comments have been received from Severn Trent, copies of which are attached. The details state that foul drainage will need to connect to the existing 225mm sewer and may need to be pumped. As such, details of any proposed pumping station are required. Also, no surface water will be permitted to drain into the public sewerage system. A balance pond is proposed within the site. However, this are is shown on other plans as retained allotment land. There are concerns this proposal would result in the loss of allotment land. In addition, further details are required regarding the outfall from the balancing pond.

Highways
I understand that Andy Gatward from Leicestershire County Council (Highways) will be contacting you to arrange a meeting to discuss necessary highway improvements.

S106 Contributions
As requested, if the application were to be approved, then the following contributions would need to be secured through a S106 agreement:

Primary Care Trust	£74,041
Libraries	£5,630
Total	**£79,671**

There would also be a requirement to provide travel packs (including 2 x 3 month free bus passes) and bat bricks and boxes.

The proposal in its current form is considered unacceptable due to the issues raised above. Any revised plans should be submitted within ten days from the date of this letter addressing the above concerns, otherwise it is likely that the application, as submitted, will be reported to Planning Committee on 25th September 2007 with an Officer recommendation for refusal.

The above comments represent my initial views on your proposal and are made without prejudice to the Local Planning Authority.

Should you require any further details please do not hesitate to contact David Warden on 01455 255 691.

Yours sincerely

for Tracy Darke
Planning and Building Control Manager