30 JUL 2007

07/00902/FUL

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20 October 2007

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Planning Department
Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire

FAO Technicians Section

Dear Sirs,

Ref: 07/00902/FUL Detailed Planning Application, 2-8 Stapleton Lane, Barwell

Proposed development of 23 residential units and one number shop unit to replace the existing car servicing unit and car showroom.

Further to my telephone conversation with Mr. Metcalf whilst I was on holiday, your letter dated 9th August 2007 which I received on my return form holiday, my subsequent telephone conversations with yourself and Mr. Metcalf I respond to your letter as follows:

1. Design and Access Statement

I enclose four copies of the Design and Access Statement amended to include the following:

a. Explanation of the design constraints and the design solutions in response to these constraints.

   The statement includes photographs of the site and surrounding buildings and explains the relationship of the proposals with the existing buildings.

   The statement also includes photographs of buildings designed and built by ourselves where similar design features have been incorporated.

b. We have spoken to Matt Lennon, Highways Engineer at Leicestershire County Council and amended the car parking access width to comply, we have also amended the adjacent parking space and entrance hall "A", we have also included a section on the existing and proposed traffic levels, and site access points.

2. Drawings

a. We enclose four copies of the 1.500 scale block plan which clarifies, to this scale, the proposed development in relation to the surrounding buildings.

b. A 1.100 scale Typographical Survey drawing is included in the new issue of drawings, including photographs in the Design and Access Statement.

   Floor levels, existing and proposed ground levels are added to the 1.100 scale plans, elevations and sections.

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3. Section 106 Agreement

a. We enclose a copy of the letter to Judith Turner, Environment and Heritage Services dated 30th July 2007 form Kirsty Gamble, Project Officer – Ecology, the e-mail from Judith Turner dated 13th August 2007 enclosing MS Outlook Response Templates from Head of Commercial and Support Services, Director of Highways, Transportation and Waste Management, Director of Children and Young Peoples Service and the reaction from Tony Lockley ref. landscaping and the draft Section 106 Agreement.

4. Contaminated Land Desktop Agreement

Before submitting the Planning Application it was confirmed that this can be the subject of a Condition of the Planning Approval, Mr. Metcalf has subsequently confirmed this.

We enclose 4 copies of each of our drawings BW 01A^2, 02A^2, 03A^2, 04A^2, 05A^2, 06A^2, 07A^2, 08A^2, one set of the drawings is coloured.

Yours faithfully,

Derek Briscoe

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