

Our ref: SDT/Williams 050223

Your ref: 23/01172/FUL

15th March 2024

Sullivan Archer
Planning Officer
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Dear Sullivan,

23/01172/FUL- HILL FARM, FENN LANES, FENNY DRAYTON

We write following our previous correspondence to provide additional clarification in response to several consultee comments;

LCC Highways

In their consultation response of 11th January 2024, the local highway authority raised several issues. The following site access drawings are provided, alongside a Highway's Statement Prepared by MTC Engineering, to address their concerns. We ask that these are accepted as amendments to the original application.

- 22.108.K0001_P2 - Site Plan As Proposed Phase 1 - B8
- 22.108.K0002_P2 - Site Plan As Proposed Detail Phase 1 - B8
- 22.108.K0003_P2 - Site Plan As Proposed Phase 2a - R&D
- 22.108.K0004_P2 - Site Plan As Proposed Detail Phase 2a - R&D
- 22.108.K0007_P1 - Site Plan As Proposed Access Arrangements and
- 22.108.K0008_P1 - Site Plan As Proposed Detail Access Arrangements

The Highway's statement concludes that a significant number of additional movements will not occur and there will not be any significant impact upon the wider network associated with the proposed change of use.

Furthermore, the Phase 1 parking space provision will be in accordance with requirements for a B8 use, with additional opportunity for parking provided for either Phase 2 option. This can be secured by means of a pre occupation condition for either use class, requiring the requisite parking to be available prior to the commencement of that use.

Suitable access arrangements can be put in place ahead of the change of use.

LCC Ecology

The comments of the Council's ecologist are noted. The location of the proposed hedges and proposed hedgerow mix is shown on 22.108.K0001_P2. We ask that a compliance condition is utilised, and suggest the hedgerow is planted in the first season following first occupation.

LLC Archaeology

We are happy to work with the Historic and Natural Environment Team to reach an acceptable solution.

The comments of Mr Kelly - Senior Planning Archaeologist (Heritage) are noted. We highlight that the land around the barns has been in agricultural use for many years and has been regularly cultivated. Having discussed the depth of cultivation with my agricultural colleagues, they suggest that this would go down to a depth of around 1 metre. I have subsequently discussed the depth of the proposed roadway/ hard standing with our architects and they confirm that the depth of construction works will not exceed 1 metre.

Should the archaeologist be minded to require a programme of archaeological work, could this be linked to the commencement of the access road or additional parking?

We hope that the above information provides full clarity, will allow any holding objections to be removed and will allow you to move forward to a positive determination.

We look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Tindle', with a stylized flourish at the end.

Simon Tindle BA (Hons) Dip TP MRTPI

Divisional Partner - Planning

For and on behalf of Brown & Co

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