Paul Grundy

From: Paul Grundy
Sent: 02 November 2007 09:12
To: 'john.noahheeks@virgin.net'
Subject: 07/01056/COU - Proposed marina at Market Bosworth

Dear Mr Noah,

Thank you for the further information sent in regarding your planning application for a proposed marina in Market Bosworth. After a discussion with Tracey Darke she has confirmed that landscaping details and specifications can be dealt with by condition but we do still require sections through the site, so this is the only further requirement for a valid application.

If you require any further information please do not hesitate to call or email.

Paul Grundy

Technical Assistant
Culture & Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire, LE10 1BZ
Tel: 01455 238141
Fax: 01455 251172

Email: Paul.Grundy@hinckley-bosworth.gov.uk
Ext: 01455 255659

We now receive **over 35%** of planning applications online via the Planning Portal.
To submit an online application, or to find out more about the Planning Portal, please follow the link below:
http://www.planningportal.gov.uk/wps/portal?pageName=APPLY&PpAction=location_uri&select_location=K2420

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this e-mail in error, please notify Hinckley & Bosworth Borough Council (ICT Services): Tel: 01455 238141

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive



Fax No. 01455 619897

Hinckley & Bosworth
Borough Council

A Borough to be proud of

FAX SERVICE

DOCUMENT NUMBER: .....

DATE: 26/9/07

TIME: 13.50

TO: John Noah

FROM: David Groocock

SUBJECT: Application for Market Bosworth
Manor (07/01056/COU)

FAX NO. 01455 558978

NUMBER OF PAGES (INCLUDING HEADER): 2

Please Ask For: David Groocock
Direct Dial/Ext: 01455 255898
Direct Fax: 01455 619897
Email: david.groocock@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 07/01056/COU - Invalid
Date: 26th September 2007

John Noah
Noah, Heeks and Partners
20 New Street
Lutterworth
Leics
LE17 4PJ

Dear Sir

Re: Proposed Marina at Land Off Wellsborough Road And Carlton Road, Market Bosworth

With regards to your application submitted on the 5th September, an Environmental Impact Assessment is required by the Local Planning Authority as the application exceeds the criteria set out in Schedule 2, Part 12, Section B (Marinas) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1995, thus the application will require an Environmental Impact Assessment as the water surface area exceeds 1000sqm and the number of berths is greater than 100 for a freshwater marina. The Environmental Impact Assessment is required as stated in Regulations 7(2) and 7(3) of Part III of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1995.

I trust this letter addresses your issues.

Yours sincerely

David Groocock
Graduate Planning Officer

Hinckley & Bosworth Borough Council
Planning Department, Development Control Section,
Council Offices, Argents Mead, Hinckley,
Leicestershire, LE10 1BZ

TOWN & COUNTRY PLANNING (ENVIRONMENT IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999
'SCREENING OPINION' (REG: 5&7)

PROPOSAL: Proposed Marina

AT: Land off Wellsborough Road & Carlton Road, Market Bosworth

COUNCIL REF. NO.: 07/01056/COU **DATE OF RECEIPT:** 5/9/07

1. Is the development listed in Schedule 1? YES/(NO)
   If YES, state which e.g. 1/19 – Quarry (exceeding 25ha)

2. Is the development listed in Schedule 2? (YES)/NO
   If YES, state which e.g. 2/10(b) – Urban Development
   2/12(b) – Marinas

3. Is it in a 'sensitive area'? (YES)/NO
   If YES, state under which Reg. 2 e.g. SSSI, AONB, SAM etc. SSSI

   a) If YES, has English Nature or any other non-statutory body been contacted? YES/NO

   b) When were they contacted - **DATE:** **REPLY EXPECTED BY:**

OR

4. Does it meet any of the relevant Schedule 2 thresholds/criteria? (YES)/NO
   If YES, state which e.g. 'exceeds 0.5ha'
   exceeds 1000m² water surface area

5. Has an extension of time been agreed with the applicant? YES/(NO)
   If YES, until when? **DATE:**

6. Is the development above Circular 02/99 'indicative' thresholds? (YES)/NO
   Refer to relevant criteria in Circular
   over 100 berths for freshwater marinas

7. Is there any other relevant information relating to the test of 'significance'? YES/(NO)
   If YES, what?

In my view the proposed development **[(is)/is not]** an EIA development under the *Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999.*

Signed..... DATE 26/9/07

The District Planning Officer on behalf of Hinckley & Bosworth Borough Council

Note: An EIA development must either: be within Schedule 1 or; Schedule 2 'within a sensitive area' or above thresholds/criteria and 'likely to have significant environmental effects'

ROBERT BRAY ASSOCIATES LTD

Sustainable Drainage Consultants and Landscape Architects

Fairfield, Coronation Road,
Rodborough, Stroud, Glos, GL5 3SB
Tel: 01453 764885 Fax: 01453 765545
Email: bob@robertbrayassociates.co.uk
www:sustainabledrainage.co.uk

Sarah Mallett
Development Control Officer
Environment Agency
Sentinel House, Fradley Park
Lichfield, Staffs. WS13 8RR

DEVELOPMENT
SERVICES

2 8 NOV 2007

RECEIVED

9 Nov 2007

Dear Sarah

Re - Proposed Marina Development adjacent to the Ashby Canal, Market Bosworth

It is a long time since we had our meeting and I apologise again that it has been so long in getting back to you. We have revised the drawings, added cross sections and modified the proposal as we discussed. I have also reviewed the Outline Drainage Design to confirm the revised quantities.

I enclose copies of the Sustainable Drainage and Landscape Proposals Sheets 1 and 2 dwgs no IPO4_ 002_01/35 Rev B and IPO4_ 002_01/36 Rev B, Cross Sections IPO4_ 002_01/42 and Impermeable Areas IPO4_ 002_01/43 Rev A

I also enclose a revised SUDS Design Statement dated 9 Nov 2007 and a Flood Risk Assessment that confirms the site is not at risk from river flooding and that the SUDS proposals manage site volumes and flows effectively.

These drawings and the SUDS Design Statement constitute the Outline Drainage Proposals as recommended and set out in the current SUDS Manual 2007.

The SUDS design is relatively straightforward with the exception of the Low Nutrient Lake concept and the re-alignment of the existing ditch watercourse which will be resolved at detail design stage. I trust the current proposals meet with the requirements agreed at our meeting.

It is the intention that this Outline Proposal provides an opportunity to confirm that the design is acceptable in principle at this stage. Detail Drainage Design Proposals will follow once the scheme design is finalised. I would be grateful for confirmation that the Outline Drainage Proposals are acceptable to you at this stage to satisfy Planning requirements.

I would be pleased to provide you with additional design information to clarify the design if it is required and look forward to hearing from you in the near future.

Yours sincerely

Robert Bray

Robert Bray
cc John Noah Architect ✓

INV

NOAH, HEEKS & PARTNERS.

CHARTERED ARCHITECTS.

20 New Street, Lutterworth, Leicestershire LE17 4PJ
Telephone: (01455) 558900. Fax: (01455) 558978
Email: john.noahheeks@virgin.net

07/01056/C

28 NOV 2007

Mr O. Groocock.
Planning
Hinckley & Bosworth Borough Council
27 November 2007.

Dear Mr Groocock.

Re: Proposed Marina at Market Bosworth

Please find attached. Flood Risk Assessment & SUDS Report for the above.

Also attached is the amendment to the footbridge over the entrance. A copy of the amended drawing is attached and JMS will e-mail you this in due course.

I trust the application can now proceed.

Yours Sincerely

DEVELOPMENT SERVICES
28 NOV 2007
RECEIVED

J E NOAH

INV.

07/ 01056/COU.

NOAH, HEEKS & PARTNERS.

CHARTERED ARCHITECTS.

20 New Street, Lutterworth, Leicestershire LE17 4PJ
Telephone: (01455) 558900. Fax: (01455) 558978
Email: john.noahheeks@virgin.net

Mr D Groocock
Planning Department
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
LE10 1BZ

DEVELOPMENT SERVICES
19 OCT 2007
RECEIVED
19 OCT 2007

18 October 2007

Dear Mr Groocock

RE: PROPOSED MARINA MARKET BOSWORTH

Further to our recent telephone conversation and your letter dated 26 September 2007 please find attached Protected Species Survey. In addition British Waterways undertook their own survey to search for indications whether water voles were adjacent to the site. They found no signs or sightings.

Also attached are 4 copies of sketches showing existing and proposed views which support the application.

I requested our engineer e-mail you details of the off site works and sections through the site, together with structural abutments details of the entrance bridge. However we are still consulting with BW on the detail design (we envisage a timber structure supported on steel beams cloaked in timber) and request this be conditioned if necessary.

You referred to a detailed landscape scheme. Again I request this be conditioned as our appointed landscape architect has indicated where the impact planting is located on the layout drawings. You will also notice he has prepared a sustainable drainage scheme in conjunction with the Environment Agency and Natural England.

The flood assessment report is at last underway! I hope to forward this shortly.

If you require further input please let me know.

Yours Sincerely

J E Noah

NOAH, HEEKS & PARTNERS.

CHARTERED ARCHITECTS.

20 New Street, Lutterworth, Leicestershire LE17 4PJ
Telephone: (01455) 558900. Fax: (01455) 558978
Email: john.noahheeks@virgin.net

DEVELOPMENT SERVICES
- 5 SEP 2007
RECEIVED 05 SEP 2007

Mr D Groocock
Planning Department
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
LE10 1BZ

04 September 2007

Dear Mr Groocock

RE: PROPOSED MARINA CONGLESTONE LANE MARKET BOSWORTH

Further to our meeting on 30 May 2007 please find attached planning application for the above together with Design & Access Statement and cheque to value of £1,350 as requested.

I would just re-iterate at this stage the building element of the scheme is indicative only as previously discussed. However to calculate the impact on the service and drainage principles as well as the architectural content these are outlined as described in the D&AS.

For your information we are forwarding details of the application to the New Marina Unit at British Waterways.

I trust this application can proceed with the information provided but please let me know if you require any other supporting documentation.

Yours Sincerely

J E Noah

jms CIVIL & STRUCTURAL CONSULTING ENGINEERS

Structural and Civil Engineering Project Management Planning Supervisor Surveying Structural Inspections

6th November 2007



Noah, Heeks & Partners
20 New Street
Lutterworth
Leicestershire
LE17 4PJ

For the attention of Mr J. Noah

Our ref: RGW/IP04_002_01

Dear John

MARINA DEVELOPMENT, MARKET BOSWORTH

Further to our recent meeting with British Waterways, we enclose drawings with amended notation to reflect our discussions.

We would suggest that the preliminary bridge fabrication drawing IP04_002_01/40 is superseded at this stage by the note on the enclosed drawing. It could no doubt be a condition of the planning that the final form and materials of the towpath bridge along with the basin construction and canal connection are to be to the approval of British Waterways?

We trust that this is as required to progress the Planning Application, but please call with any queries.

Yours sincerely

R. G. WIGZELL
For and on behalf of
JMS CONSULTING ENGINEERS

Cc Mrs Helen Trivett

◉ Unit 7 Deben Mill, Old Maltings Approach, Woodbridge, Suffolk IP12 1BL
○ Unit 2 Pegasus, Orion Court, Great Blakenham, Ipswich, Suffolk IP6 0RL
○ 114D Abbey Street, Nuneaton, Warwickshire, CV11 5BX
○ 20 Church Street, Ringstead, Northamptonshire, NN14 4DH

Tel: 01394 610234 Fax: 01394 610243
Tel: 01473 834050 Fax: 01473 834060
Tel: 02476 350505 Fax: 02476 350040
Tel/Fax: 01933 624246
Web: www.jmsengineers.co.uk

Registered Office: Post Office House, 100 Long Street, Atherstone, Warwickshire CV9 1AP Registered No. 3413753-England