BLOOR HOMES®

13 AUG 2009

Our ref: MJW/SJP

12th August 2009

Philip Metcalfe
Development Control
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT SERVICES
13 AUG 2009
RECEIVED

Your ref: 09/00469/FUL

Dear Mr Metcalfe

RE: ERECTION OF 140 DWELLINGS WITH GARAGES AND CAR PARKING AND CONSTRUCTION OF ROADS AND SEWERS
LAND EAST OF GROBY VILLAGE CEMETERY RATBY ROAD GROBY LEICESTERSHIRE
APPLICATION BY JS BLOOR (MEASHAM) LTD

I refer to the above and our recent telephone conversation.

Having reviewed the consultation responses received so far, I can advise as follows with regard to the matters raised:

Design

I can confirm that revisions to the scheme are being prepared to take into account comments received in relation to urban design, affordable housing, green space, ecology, flood risk and drainage. I anticipate that revised plans will be with you by the end of the week.

These amendments will include the provision of 40% affordable housing in line with the mix suggested by the Council's Enabling Officer and the provision of a LEAP in order to address concerns expressed as to the availability of play space on the site and the use of the retained badger foraging area.

With regard to the affordable housing I would advise that we are provisionally minded to offer up to 40% affordable on the site and the revised layout will show how this can be accommodated. However we are reviewing the evidence base associated with the Council's emerging policy position which seeks the provision of 40% affordable housing on qualifying sites in locations such as Groby. On receipt of certain information requested of Richard Palmer we can formalise this offer or otherwise.

Highways

As you are aware we are yet to receive the full response from Leicestershire County Council as Highway Authority. You will recall that the County Council declined to discuss the scheme with us at the pre-application stage. I can confirm however that our consultants are in dialogue with the County Council in response to the issues raised so far. We will respond comprehensively as soon as possible, however, if you could continue to chase the full response from the Highway Authority I would be grateful.

Ecology

Having considered the comments from the County Ecologist and the Leicestershire Badger Group, we are incorporating a LEAP in the revised scheme in order to reduce potential disturbance to the retained badger foraging area. I will also forward a letter from our consultants addressing the other points made in relation to badgers in due course.

I can confirm that great crested newt surveys have been carried out and reptile surveys are ongoing. I will forward comprehensive results as soon as possible although I understand no newts have been found on site.

Archaeology

I have instructed consultants to carry out the requested geophysical survey of the site in consultation with the County Archaeologist. Again, I will forward the results of this work as soon as possible.

I should point out however that an archaeological investigation was not part of the package of supporting information required to accompany our application agreed between the Company and the Council in earlier this year (JSB letter dated the 16th of March and HBBC letter dated the 6th of April)

Flood Risk and Drainage

Our consultants have been instructed to carry out the modelling of the ditch as requested by the Environment Agency, and a revised easement width along the ditch course has been agreed with the Environment Agency.

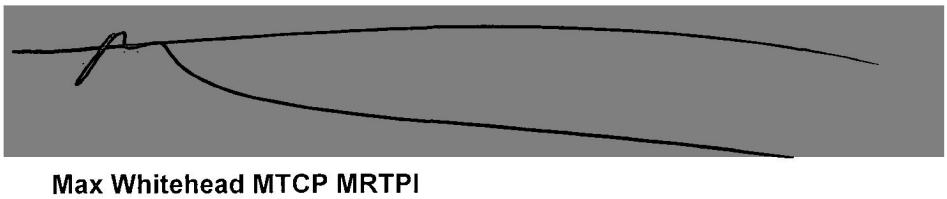
These details will be set out in a revised Flood Risk Assessment which will be amended in line with the revised layout.

Planning Obligations

We are currently reviewing the requests for contributions made by the various interested parties and will revert to you shortly with regard to this matter.

I trust this information provides you with a satisfactory update.

Yours sincerely



Max Whitehead MTCP MRTPI
Planner

enc

cc Lee Griffin

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