
Supplementary Planning Comments

Conversion of Former Hotel & Ancillary Buildings to 10 Residential Units and the Erection of 8 New Dwellings Land at the Brookhouse Hotel, Brookside, Rolleston on Dove

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Introduction

The purpose of this supplementary statement is to highlight the findings of the revised Flood Risk Assessment (FRA) and the Highways Statement and to deal briefly with issues raised by the local residents.

Highways Report:

To address the objections raised by the local highway authority the applicant has now submitted a highways report, this report demonstrates:

- that with the use of TRICS data to calculate the likely traffic flows, the proposed residential development will not lead to an intensification in use of the access, but it will actually result in a significant reduction in traffic using the access compared to the previous hotel/bar and restaurant uses, which offers a significant highway gain.
- that the previous hotel/bar and restaurant uses would have also generated far more delivery, service and refuse vehicle movements than the proposed residential development, which offers another significant highway gain.
- that the proposed layout provides on-site car parking that is in accordance with the Council's adopted parking standards.

This Highways Statement demonstrates that the proposed development accords with Local Plan Policy SP1, which seeks to ensure that new development should not cause highway safety issues.

Flood Risk Assessment

The applicant has now submitted a revised FRA to address the objections raised by the Environment Agency, this report has now re-modelled the flood levels within the site and it demonstrates:

- that the site layout has been developed following a sequential approach to ensure that there is no built development within Flood Zone 3 areas;
- that mitigation measures can be put in place to ensure that the development is made safe from flooding and a safe access and egress to and from the development can be maintained in the event of a flooding incident.
- that the proposed developed development falls outside of the easement to the Alder Brook.
- that with the removal of the dwelling on Plot 11, the culvert running across the site can

be satisfactorily diverted through the site.

This revised FRA demonstrates that flood risk is not an impediment to the proposed development, and therefore the new development accords with the objectives of the NPPF and Local Plan Policies SP27, SP34 and DP7.

Responses to Local Residents

The scheme has also attracted a number of objections from local residents, however most of these concerns have been dealt with, either in the reports originally submitted with the planning application or the revised reports referred to above. To respond briefly to the principal issues raised by the residents it should be noted that:

- The FRA demonstrates that the proposed development will not be at risk of flooding;
- The Highway Statement demonstrates that the proposed development will generate less traffic than the previous uses on this site and will not harm local highway safety;
- The Highway Statement also demonstrates that adequate on-site parking can be provided within the site;
- Whilst the site lies outside of the limits to development, the development does not extend into the countryside to the north of the village, but is contained within the former car parking areas associated with the former hotel, which should be considered as previously developed land;
- The proposed housing development will enable the listed building to be refurbished;
- The removal of Plot 11 ensures that the proposed development does not harm the amenities of the neighbouring residents;
- The proposed development protects the tree protected by a TPO within the site.

It is our view therefore that there are no adverse impacts that would restrict the development of this site as now proposed and this application should therefore be considered in the context of the presumption in favour of sustainable development as the proposed development will contribute to the local economy, support the vitality of the community and not harm any aspects of the local natural or historic environment.

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