

LCC application reference: 2023/Reg3Ma/0131/LCC - written representation

Dear Councillor,

We are residents of 7 The Fairway, which overlooks the proposed site.

We would urge councillors to reject this application and ask Hastings High School to reconsider option 2 that sites the new building adjacent to the existing school buildings and the utilities.

The proposed location, design and appearance of the building have concerns for us as residents of The Fairway mainly the adverse impact on privacy and amenity.

The application does not meet the conditions of the Hinckley and Bosworth Local Plan or the Burbage Neighbourhood Plan.

HBBC have raised a concern based on policy DM10 noting the impact on loss of light and overbearing impacts.

The proximity to properties on The Fairway (document ref: 20240320 M00517-AGA-XX-XX-D-A-0011-P04 – proposed wider site plan) show the impact of the proposal in particular the loss of light and privacy, noise, and visual intrusion. It should be noted that on these plans the existing brick-built school buildings adjacent to The Fairway are single storey.

Residents have the same concerns that were highlighted in the Flood Risk Assessment. It refers to 'loamey and clayey soil with impeded drainage'. Our properties already experience drainage issues with waterlogged areas, including on the highway. An increase in impermeable surfaces and the planned run off shown on the plans would worsen the current situation.

We acknowledge the minor mitigation in the revised plans, which are quite frankly insulting to our concerns about the adverse impact on privacy and amenity.

The revised plans do not mitigate our concerns about drainage and could potentially exasperate them with the creation of a raised bund.

As highlighted in the objection from Burbage Parish Council the height, size, and industrial design of the building contradict policy 16 of the Burbage Neighbourhood Plan.

We would urge you, as councillors, to reject this planning application and ask the school to revisit option 2 as a more viable site for this much needed expansion of Hastings High School and as the preferred option of Burbage Parish Council who understand the local topography and the populations needs.

If you do decide to approve the application, we would ask that conditions are placed to soften the industrial appearance of the building.

Thank you for considering our objection.

Yours sincerely,

John and Alison Piper

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