

Planning Application – Change of use of Bourton on the Water newsagent to a hot food takeaway: Submission to the Planning Committee from County Councillor Paul Hodgkinson.

The newsagent in Bourton which is the subject of this application is the only one left in the village.

Bourton has expanded hugely in the last 20 years yet its infrastructure and amenities have not kept pace at all. The population of the village will hit 5,000 in the next two years with the continued development of large and medium sized estates, yet its shops are extremely limited, mostly serving the large number of tourists who visit the iconic location.

This newsagent is so much more than somewhere which sells papers. It is a community and social 'hub' where local people – many of whom are retired – come to meet others and exchange information. It has served the village in its various forms for many years. It also of course is the only newsagent serving all the surrounding villages and hamlets.

Bourton has 30 food outlets – restaurants, takeaways and cafes. Why on earth does it need another one whilst losing the only newsagent? It makes no sense – in fact the business is viable so this is not the reason why it should be replaced. This business also is the only one offering newspaper delivery – a key factor amongst the elderly who make up a significant proportion of the local population.

I was hugely disappointed to see that this application has been recommended for permission when the planning officer involved had originally been minded to refuse it.

There is an opportunity here to think strategically about what is sustainable within a large village for the residents who live there. Losing the one remaining amenity of its kind is a barrier which shouldn't be crossed if we are all seeking to promote sustainable communities which offer at least basic levels of services without having to jump into a car or rely on the ever-reducing levels of public transport.

Local Plan Policy 25 focuses on ensuring the vitality and viability of settlements in the Cotswolds. The turning of the one remaining newsagent in this community to another take away makes the viability less in direct contravention of that policy.

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CD.4049/11m

For all these reasons, the loss of Bourton's sole newsagent would be a major barrier which – if crossed – sends a clear signal that basic services which are valued by the local community are not of sufficient importance for a district council to protect.

The bottom line is that Bourton doesn't need another food outlet yet it does need to retain the social and retail hub which the newsagent represents. Once the newsagent is gone it will not come back in its current form.

In my view this application should be refused.

Clr Paul Hodgkinson – County Councillor for Bourton and Northleach

December 2016.

Item 04.
91 16/03/15/FUL.
CD.4049/11m.

Far Heath Farm
Evenlode
Moreton-in-Marsh
Glos
GL56 0TB

10th December 2016

Mr Martin Perks
Senior Planning Officer
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Reference 16/01652/FULL Proposed Equestrian Rehabilitation Unit at Land North of Far Heath Farm Evenlode.

Dear Mr. Perks

We feel that we must reply to comments with which we strongly disagree, made supporting this application by Evenlode parish council in there letter dated 17 November 2016:

“ The views of the site from neighbouring residential properties would be limited. In Particular, at Far Heath Farm the immediate neighbour, views from the farm house would be fully screened by the barns and sheds in their yard”

I strongly disagree with their statement; it is false and incorrect to say it has limited impact. We are the closest property to this development. Its land surrounds us on two sides. These buildings will be very visible from our drive, from and around our buildings, from the surrounding fields, our garden and my kitchen windows. This building will be broad side on to us and it is very long, and two story, with a barn on the end, it will take up a very considerable amount of the view which is of three green open fields all the way to woodland and trees the other side of the A44. A view we enjoy multiple times a day as we live and work here and spend most of the day outside. Our property is also on slightly higher ground to this proposed development making it even more visible to us. If we could only see these buildings when travelling along the road things would not be quite so bad. Our barns are full of hay and straw at the moment screening the view from the house to some extent but they are tall open sided barns and they will soon be empty, as the majority of this hay and straw has been sold. Probably never to be as full again as we have given up some of our rented ground. We have been residents of this parish a long time myself 41 years, and my husband 94 years, and as such do not deserve this rather flippant comment about Far Heath Farm from the parish council as if we are of no consequence.

Yours sincerely
Anne and Arthur Lane.

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CD.9552.

16/01652/Am



To All Councillors
Planning Committee
Cotswold District Council

Electronic Version
Our Ref: KCC2144/hr
12th December 2016

Dear Councillor

16/01652/FUL: EQUESTRIAN DEVELOPMENT NORTH OF FAR HEATH FARM, EVENLODE

I write to you regarding this application, which is due to be considered at this week's planning Committee. I apologise for contacting you directly, rather than waiting to address you at the Committee, but I hope you will agree (once you have read this letter) that this seems to be the most effective use of your time.

The application is for an equestrian building with integral manager's flat, a manege, lunge pen and horse walker and a hay barn. It is recommended for refusal on a single ground, notably landscape impact.

Landscape impact is a matter that you can only really assess by going out to site and looking. It is a subjective matter. The Parish Council has written in support and does not consider there to be an unacceptable landscape impact. Obviously you need to make up your own mind. Therefore I would ask you to visit the site to make your own assessment.

You have a huge agenda for this week's meeting, and a mountain of paper, so I write very briefly on just a few matters on which I would ask you to reflect, please.

What Is Proposed?

This is not a typical livery proposal. It is instead a high quality veterinary treatment proposal, to be run and staffed by vets, for long-term treatment of high quality competition horses. For reasons of confidentiality the Applicant's Business Plan is not available on the internet, but I attach the many letters of support taken from that document. You will see some big names: Twiston-Davies, Levett, Phillips, Symonds, Sweeting, Tait, Pauling, Collett. They all see a need for this type of facility.

The NPPF

Mr Perks directs you, quite rightly, to the NPPF paragraph 28. He focuses on bullet 1, which requires "support" for rural businesses. But please refer to bullet 2, which applies to "land-based rural businesses", which this is. The requirement is that you "promote" them, not just support them. It states that local plans "should promote the development and diversification of land-based rural businesses".

*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk*

*Directors - Tony Kernon BSc(Hons), MRAC, MRICS, FBIAC Sarah Kernon
Chartered Surveyors - Verity Drewett BSc(Hons), MRICS, MBIAC, Sara Compton BA (Hons), MSc, MRICS, MBIAC
Consultant - Sam Eachus BSc (Hons)*

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Balancing the Landscape Harm

You need to go to site to see for yourself what harm might, or might not, be caused. The land is level, not rolling hills and meandering streams for which the SLA was designated. The roadside hedge is very tall and can be kept tall by condition. The Parish Council does not consider there to be a landscape harm.

Policy 8 of the Local Plan provides that development meeting local economic and social needs "will be permitted provided that it does not unacceptably harm the area's landscape character or appearance". That is a judgement you need to make: is the harm unacceptable?

You need to balance any harm, if having visited the site you consider there is in fact any harm, with the policy obligation to "promote" these businesses, and the considerable economic benefits (four full-time job equivalents plus £200,000 per annum expenditure, in addition to wages, into the local economy).

Design and Layout Matters

The Applicants designed the buildings deliberately to reflect agricultural buildings, because locally there are agricultural farmyards with modern buildings. They located the buildings so far from the road deliberately, so as to reflect the pattern of other farmsteads nearby which are mostly set back 80 – 100m from the road with access tracks to them.

We have asked Mr Perks whether we could discuss changes to the design, if that might overcome his concerns. He was not willing to enter discussions on the basis that in his opinion any development in this field would be unacceptable, so amendments would not overcome his concerns.

The buildings are intended to reflect agricultural sizes (a building of similar proportions would be agricultural permitted development). We hope you agree that was the right decision.

Next Steps

I urge you, please, to make a site visit.

Please then reflect on the policy obligations to promote these types of businesses, local support from the Parish Council and top event and racing riders, and weigh that against whatever landscape impact conclusions you reach.

Thank you for your time. I hope that you now understand why I have written in advance rather than addressing you at Committee.

With kind regards.

Yours sincerely

Tony Kernon
BSc(Hons), MRICS, FBIAC

Attachments: Letters of Support

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94 CD.9502

LETTERS OF SUPPORT

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Item 07
16/01652/FUL
C.D. 9552.

Grange Hill Farm Limited

Mr N .A. Twiston-Davies
Grange Hill Farm
Naunton
Cheltenham
Gloucestershire
GL54 3AY

March 2016

To Whom It May Concern:

Dear Sirs,

Re: Tom Campbell

Grange Hill Farm Ltd is a successful Racing Stables based in Naunton Gloucestershire 10 miles from Moreton in Marsh. We currently have over 100 horses at the yard, of which 80 are in training at any one time.

Tom Campbell has been our yard Vet for 2 years, his expertise in equine welfare has made him a key part of my training team.

The work he carries out the horses in our yard is always of the highest standard as some of our horses require specialist or emergency treatment that only he can provide, therefore, it is imperative that they are treated immediately whatever the time of day or night. Knowing that someone is on site to provide aftercare for in-patients recovering from post tendon injury or post-surgery gives not only me but also the owners of the horses I train peace of mind that the horses are being cared for properly.

To have our horses at a rehabilitation centre nearby for long term cases at the proposed site at Moreton in Marsh 24 hours a day, would be a tremendous asset for my horses welfare and has my highest recommendation.

Please do not hesitate to contact me if you require any further information.

Yours faithfully
For and on behalf of Grange Hill Farm Ltd

Nigel Twiston-Davies

Nigel Twiston-Davies
Director

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16/01/52/FUL
CO. 9552.

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**Linacres Farm
Egg Lane
Claines
WORCESTER WR3 7SB**

7th March 2016

re: Tom and Lucinda Campbell Rehabilitation centre plans

Dear Sir / Madam

Tom Campbell has been my vet for a number of years. I fully endorse and support his plans for an equine rehabilitation unit.

I would find such facilities extremely useful. It would allow me to send injured horses to his clinic and free up my stables for horses in training.

In my operation this would be very helpful as space is at a premium and all the horses at our yard tend to be in full training leaving no space for those requiring rehabilitation.

I am sure that Tom and Lucinda will make a success of this excellent development.

Yours sincerely

Dr Richard Newland

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CD.9552

Bill Levett

Little Charingworth Stud
Chipping Campden
Gloucestershire
GL55 6XY

2nd March 2016

Dear Sir,

RE: TOM & LUCINDA CAMPBELL APPLICATION FOR A REHAB UNIT NEAR MORETON IN MARSH

I am an international event rider who has been based near Moreton in Marsh for over twenty years riding and producing elite event horses to compete at the very top of my sport.

Bourton Vale Equine Practice and specifically Tom Campbell has been my vet for many years within this context and he has a lot of experience in how to maintain elite sport horses at the top of their career and how to enable horses to return to peak performance post an injury.

The range of therapeutic techniques available to rehabilitate a horse is vast and if we had the opportunity to send a horse to be based with Tom and Lucinda it would be incredibly beneficial. There is no such service with the level of expertise that the Campbells would provide in our area hence I would be delighted if they were able to establish this kind of service locally.

Best wishes,

Bill Levett

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16/01/52/FUL
CD 9552.

THOMAS. R. SYMONDS

Dason Court Cottage, Hentland, Ross-On-Wye. Herefordshire. HR9 6LW

4th March 2016

To whom it may concern,

I write this letter pledging my support in the proposed project put forward by Tom and Lucinda Campbell. It is testament to them that we are based over an hour and half away and choose to use their services.

A rehabilitation centre will obviously be hugely beneficial to the local and surrounding areas. Furthermore Tom and Lucinda's experience and wealth of knowledge on a direct basis will be hugely welcome by all.

Yours sincerely

PP

Tom Symonds

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16/01/52/FUL
CD.9552..

Richard Phillips

Adlestrop Stables
Adlestrop
Moreton in Marsh
Glos. GL56 0YN

3rd March, 2016

To Whom It May Concern:

RE: TOM & LUCINDA CAMPBELL – REHABILITATION YARD

I am writing in support of the rehabilitation yard for racehorses and elite sporthorses, that Tom & Lucinda Campbell are planning near Moreton in Marsh.

As a racehorse trainer with approximately 35 horses, this facility would be invaluable to my business. With increasing staffing issues in the horseracing industry, to be able to send resting and recuperating horses to a local facility, under the excellent care of a trusted and respected vet would be a real asset to my business.

Should you require any further information, please be in contact.

Yours faithfully,

Richard Phillips

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16/01/02/FUL
CD.0502

OVERBURY STALLIONS LTD
OVERBURY STUD

Crashmore Lane, Overbury, Tewkesbury, Glos. GL20 7NX

3rd March 2016

Dear Sir/Madam

Re: Tom and Lucinda Campbell pp application for horse rehabilitation yard

I run a stud with and the business includes looking after young stock and racehorses for over 20 clients.

At present there is no local 'halfway house' for injured horses between the vet's surgery and the stud.

A specialist rehabilitation yard nearby would be a huge help to the running of my business and a benefit to the horses. I would therefore like to add my support to the planning application.

Yours Faithfully

Simon Sweeting

Registered in England and Wales Number: 4984046
VAT No. 822 1059 66

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16p1652/FUL
CD.9552.

Blyth Tait MBE
Very Little Barn
Farmington
Cheltenham
Glos.
GL54 3NL

04 03 16

Dear Tom and Lucinda,

Congratulations on the purchase of your new property near Moreton on the Marsh and I am excited to hear of your plans to develop a rehabilitation unit there.

There is an enormous need in the area for such a facility as the rehab and early fitness of competition horses is a specialist service that is in great demand. I am sure with your wealth of experience and knowledge it will be a popular and successful venture. I for one would be keen to send horses should the need arise.

All the best

Blyth

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NG

NICK GAUNTLETT
INTERNATIONAL EVENT RIDER

To whom it may concern,

I own a busy Event yard in Gloucestershire and would find a rehabilitation facility close to Bourton Vale Veterinary Clinic extremely useful.

Tom Campbell has been my vet for over 10 years, with his wealth of knowledge and expertise, I would be in full support of the business as it will enable my convalescing horses to receive the important care that they require.

Yours sincerely,

Nick Gauntlett FBHS

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3/11/2016

RE: Planning Application Support - lomcampbell.bvec@gmail.com - Gmail



To whom this may concern,

I am writing regarding Tom and Lucinda Campbell potential rehabilitation Centre. Being a Horse Racing Trainer I would 100 % use the rehabilitation centre. Tom is our main Vet at Ben Pauling Racing so knowing he will be there and undergo all decisions this would benefit me using the Rehabilitation Centre.

Kind Regards

Ben Pauling

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3/7/2016

Gmail - Re: Planning Application Support



Tom Campbell

Re: Planning Application Support

1 message

Angie Thompson < >
To: Tom Campbell < >

Fri, Mar 4, 2016 at 5:02 PM

I wish to support Tom and Lucinda Campbell in their planning application for the proposed rehabilitation yard near Moreton in Marsh.

I have a Showjumping yard near Chipping Campden and would find it advantageous to have a specialised rehabilitation facility in the area that would offer care and individual exercise programmes to give an injured horse the best possible chance of making a full recovery under Tom Campbell's expertise and guidance.

Horses injure themselves all the time whether it is out competing or at home in their paddocks and I would most definitely support this venture.

Tom Campbell is a knowledgeable and highly respected vet and I am confident that this facility would be very well supported and much needed by the horse industry.

Angie Thompson
Sent from my iPhone

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3/11/2016

Gmail - Re: Planning Application Support



Tom Campbell

Re: Planning Application Support

1 message

Laura
To: Tom Campbell

Wed, Mar 2, 2016 at 6:45 PM

Dear Tom,

I would whole heartedly support your idea behind a re habilitation unit and would happily send horses to you in future.

With your links in the sport horse and race horse industry and your professionalism as a vet I can see it only being a success and wish you the best of luck in your venture.

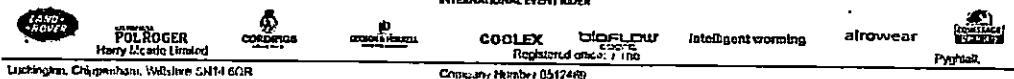
Laura Collett

Sent from my iPhone

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INTERNATIONAL EVENT RIDER
HARRY MEADE



Luckington, Chippenham, Wiltshire SN14 6GR

Company Number: 0512489

22nd March 2016

To Whom It May Concern:

Tom Campbell BVSc MRCVS has been a practising vet at Bourton Vale Equine Clinic for 14 years and my family have been clients of the practice for over 30 years.

I understand that Tom and his wife Lucinda plan to set up a rehabilitation yard for elite sport horses post surgery or tendon injury. It would be an ideal and much needed facility for top class horses to undergo controlled rehabilitation under Tom Campbell's expert veterinary eye. I feel confident that it would be well received, we would certainly use the facility, and I believe that it would be an excellent business venture.

Yours faithfully,

Harry Meade

COMPANY NUMBER: 0512489 VESTED IN TO: COMPANY: PHONE: 01245 351144 01245 351144
TEL: 01245 351144 EMAIL: www.harrymeade.com FAX: 01245 351144

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4/8/2016

Gmail - Re: Planning Application Support



Tom Campbell

Re: Planning Application Support

1 message

Rimell Racing ~~xxxxxxxxxxxxxxxxxxxx~~
To: Tom Campbell ~~xxxxxxxxxxxxxxxxxxxx~~

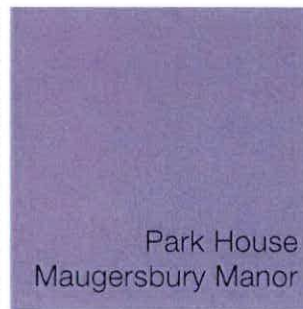
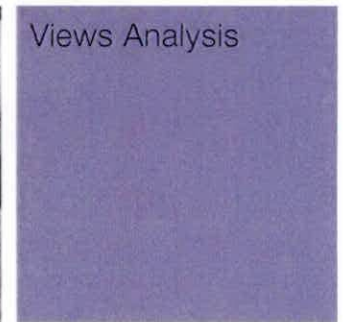
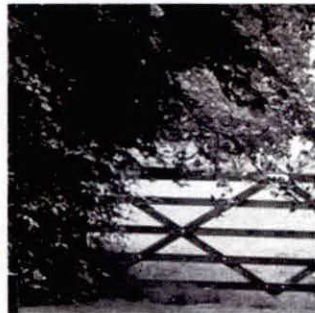
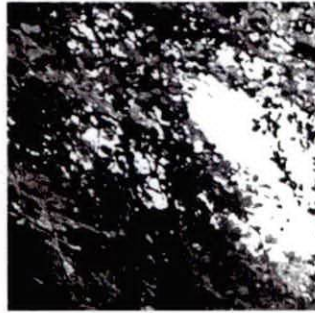
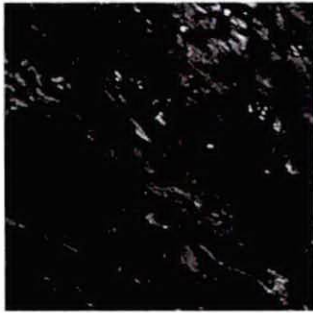
Mon, Mar 14, 2016 at 8:12 AM

To whom it may concern ,

I have been training racehorses and competition horses in the Cotswolds for the past 15/20 years . In my opinion we are much over due a proper rehabilitation centre in this area .
I have worked with Tom Campbell for the past ten years . He is a very highly used and well regarded vet and I am sure a rehabilitation centre run under his guidance would prove very popular and be a great asset to a very highly populated horse area . I would certainly use the facility .

Mark Rimell

Sent from my iPad

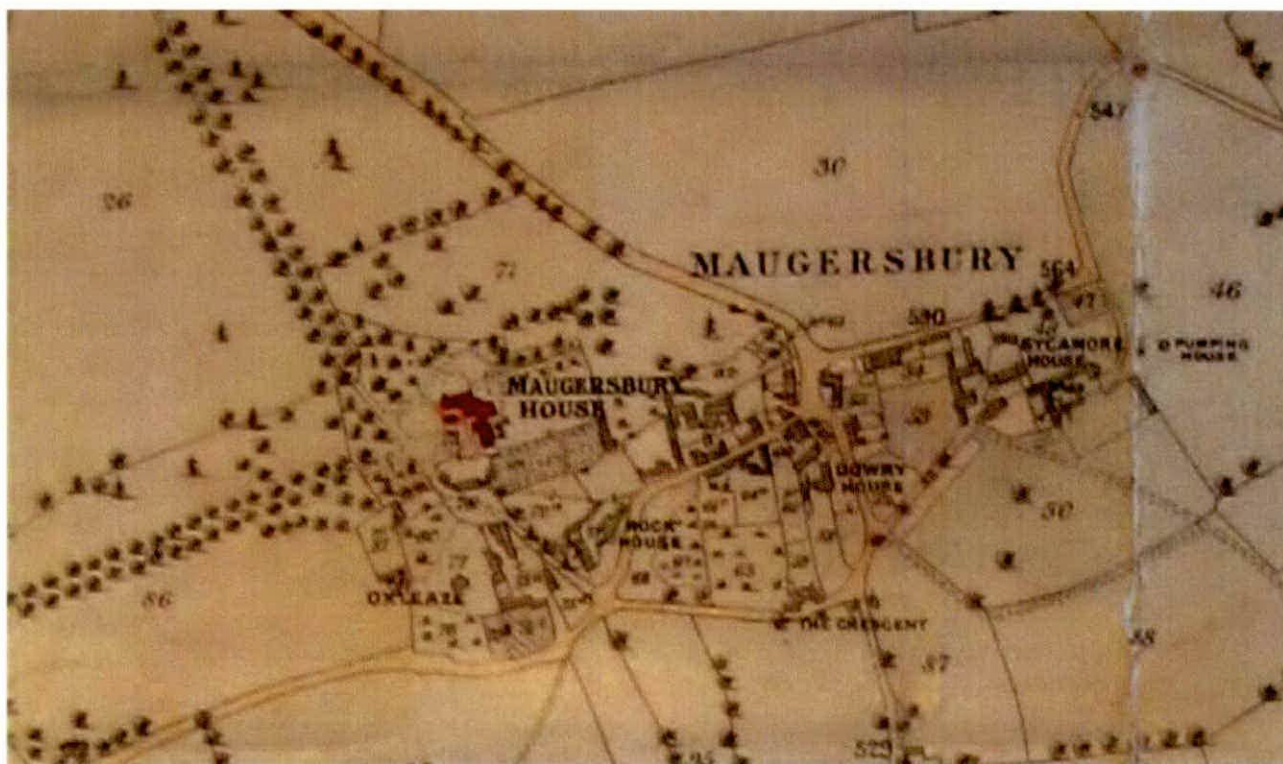


109 Items 12 + 13
16/03/16/LBC CD 0230/1/C
16/03/15/FUL CD 0230/1/B.

Proposed construction of new access and track. Reference: 16/03115/FUL

As a part of the assessment of this proposal officers have raised concerns about the visibility of the access track from the Maugersbury Road and from the private track alongside the Manor.

The photographs below help to understand the nature and extent of the views and demonstrate that the track would be imperceptible as part of any viewing experience.

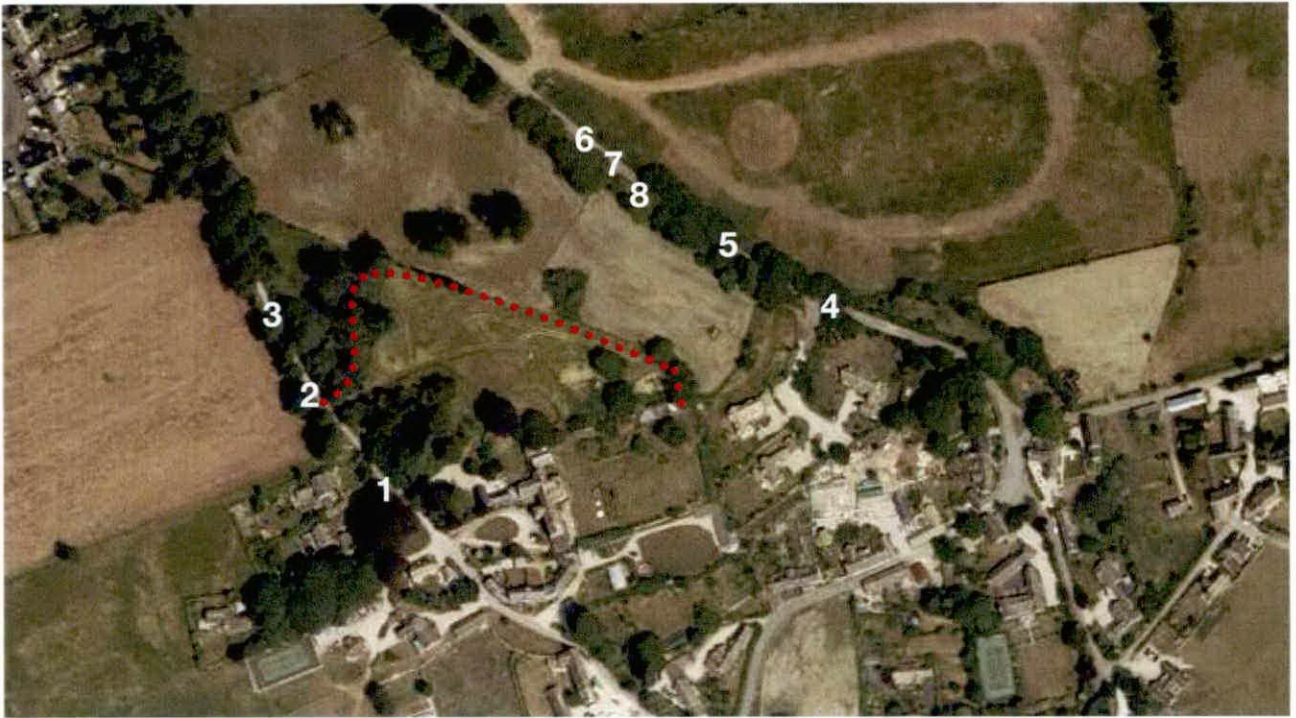


Historic Map.

Park House
Maugersbury Manor

Views Analysis
www.worlledgeassociates.com November 2016

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Location Plan.

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Hems 12 + B
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1. View up Private Track.

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16/03/15/FULCD 0230/11B



2. View through gateway in Private Track.

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3. View down Private Track.

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16/03/15/FUL CD.0230/1/B



4. View up Mangersbury road

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16/03/15/FUL CD.0230/1/B



5. View from Maugersbury Road.

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Hems 12 + B
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16/03/16/FUL CD.0230/11B



6. View from Mangersbury Road.

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Hems 12 + B
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16/03/16/FUL CD.0230/11B



7. View from footpath on Maugersbury Road.

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Hems 12 + B
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16/03/15/FUL CD 0230/11B



8. View from over the Mangersbury Road wall after climbing up the bank.

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Hems 12 + 13.
16/03/16/LBC CD. 0230/11C
16/03/15/FUL CD. 0230/11B.

CORINIUM PLANNING SERVICES

F.A.O. Scott Britnell
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

YOUR Ref: 16/04343/FUL

OUR Ref: 2016/05A

12th December 2016

Dear Scott,

RE: ITEM 16 THE CLOSE, THE CROFT, FAIRFORD OFFICER'S REPORT TO COMMITTEE

We have read through the officer's report and found it is necessary to point out an error of fact in the report.

Furthermore, given there are 18 applications to be determined on this month's Committee Schedule and that our client's is towards the end, No.16; and that the system relies on the Members making themselves familiar with the associated documents for all 18 applications; we would have more faith in the outcome if our letter, responding to the objections raised by Linden House, is available for the Members on the day, therefore, we have reproduced it at the end of this letter.

The point of fact that we wish you to correct is contained within the first line of the penultimate paragraph of the report on page 430. The paragraph states:

*"Two sun pipes are indicated upon the **north elevation** to provide light into the new first floor landing area. These are acceptable in principle,..."*

This is incorrect. The two sun pipes are, in fact, to be located on the **west-facing (front) elevation**. The one at the northern end, close to the proposed dormer window is located within the existing roof slope; as such, it is Permitted Development granted under Class C, subject to having a less than 15cm protrusion beyond the plane of the existing roof slope, and therefore does not require the benefit of planning permission. The second sun pipe is within the roof slope of the proposed southern extension, which does require planning permission.

We also feel it is necessary to question whether it is reasonable and necessary for the council to remove the permitted development rights for new first floor windows to protect the privacy of the occupants of neighbouring dwellings? The current GPDO (Class C) already provides control over new roof lights to the northern (side of the dwelling) roof slope, in that they are required to be obscure-glazed and non-opening to those parts lower than 1.7m above the internal floor level.

We accept that the two existing areas of east-facing roof slopes, that also benefit from Class PD rights, would not be subject to the above controls and, therefore, new clear-glazed and openable roof lights can currently be installed without requiring planning permission. However, this is an entitlement that the dwelling currently benefits from, and given that the application being considered does not include any works to those slopes which constitute development, it is our opinion that the council is not empowered to remove those rights granted under the legislation.

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CT. 4936/11C

CORINIUM PLANNING SERVICES

Paragraph 206 of the National Planning Policy Framework advises that conditions should only be imposed where they are:

- 1 necessary;
- 2 relevant to planning and;
- 3 to the development to be permitted;
- 4 enforceable;
- 5 precise and;
- 6 reasonable in all other respects."

The NPPG provides the following clarification:

2 Relevant to the development to be permitted

Does the condition fairly and reasonably relate to **the development** to be permitted?

- It is not sufficient that a condition is related to planning objectives: it must also be justified by the nature or impact of the development permitted.
- A condition cannot be imposed in order to remedy a pre-existing problem **or issue not created by the proposed development.**

6 Reasonable in all other respects

Is the condition reasonable?

- **Conditions which place unjustifiable and disproportionate burdens on an applicant will fail the test of reasonableness.**
- Unreasonable conditions cannot be used to make development that is unacceptable in planning terms acceptable.

The Following is a Copy of Our Response to the Objections Raised by Linden House:

We have read the letter of objection (dated 24/11/2016) submitted by Mr Barry, the main neighbour likely to be affected by any development on this site. We find ourselves baffled by his comments.

Point 1. There is no logical reason why 2-storey houses are "*totally inappropriate*" in the Fairford Conservation Area given the fact that the majority of buildings (houses, commercial and community) that are the elements that contribute to the character and appearance of the designated area are, themselves, 2-storeys or taller, and many of those unlisted are situated adjacent to, and even adjoin, Grade II listed buildings.

It seems that Mr Barry has interpreted the drawings as including the raising of the roof along the entire western range of the house. This is not the case. We are confident that you, as Case Officer, will be able to talk Mr Barry and the Ward Cllr through the proposal and make it clear that there is absolutely no proposal to raise the existing main roof of the western section, and that the proposed Bedroom 3, stairs, bathroom, and landing are all accommodated, entirely, within the existing roof void without raising the height of the existing ridge line or altering the pitch of the roof. A simple dormer window is proposed on the west-facing roof slope, overlooking the applicant's front garden and garage; this does not face towards Linden House and sits just below the height of the existing main ridge line.

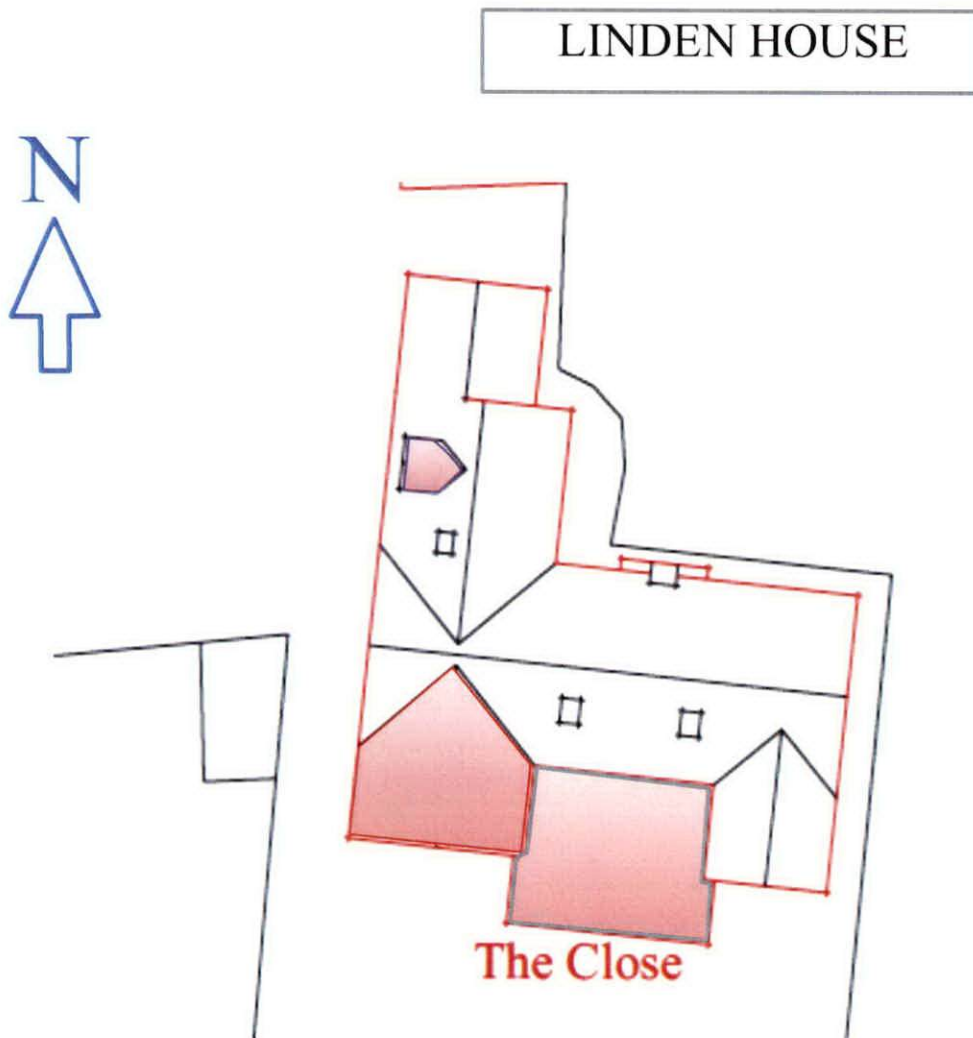
To the southernmost end of the existing west-facing elevation - what most people would generally regard as the rear of the house but, for the purposes of planning legislation, would be regarded as the 'side' of the house due to the position of the principal entrance door - the proposal seeks to extend southwards, into the rear garden, and widen the gable to match that of the main gable at the north of this range. In replicating that northern gable width, in the interests of good quality

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CORINIUM PLANNING SERVICES

design, the proposal also replicates the same roof pitch and ridge height. This produces a ridge line that runs at a constant height from the unaltered existing ridge level at the north end, through an existing, taller gable feature, to the end of the southern section. It is within this new 'rear' extension that Bedroom 4 is located.

The illustration below highlights the three areas for which planning permission is sought and their relationship with Mr Barry's property. This demonstrates that the proposal has met the Committee's wishes to extend the bungalow sideways, on the only side that it is possible to extend without becoming more noticeable within the street scene viewed from The Croft.



Point 2. We draw your attention to the fact that the proposed ground floor windows can be installed under permitted development rights as they are an alteration to a dwellinghouse, an entitlement granted Under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015; as such, their size, number and construction fall to be controlled under the Building Regulations procedures and area outside the remit of this planning process.

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Furthermore, we would like to point out that on the east elevation, that also faces towards the garden boundary of Linden House, the proposal reduces the number of existing windows down from four (4) to one (1); therefore, taking account of the two (2) windows proposed on the north-facing elevation, the proposal results in an overall net reduction of one (1) in the number of ground floor windows that *"are close ... and point directly into..."* the garden of Linden House.

Notwithstanding, our concerns that this application is being deemed of such a sensitive or complicated nature that it justifies wasting Members and Officer time being presented to the Planning Committee when resources are so stretched, we trust that the above provides some useful facts about the proposal that will aid you in your presentation to the forthcoming committee.

Yours sincerely

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