

FAO: Matt Jedruch
Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 OFR

16th November 2023

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Dear Matt

LAND WEST OF NORMANDY WAY, HINCKLEY: FULL PLANNING APPLICATION (REF. 23/00573/FUL)

I write with regard to the above full planning application (Ref. 23/00753/FUL) for the delivery of 153 dwellings at Land to the West of Normandy Way, Hinckley. Further to the detailed feedback received from Leicestershire County Council (LCC) Highways on 5th July 2023 and the comments received from yourself in relation to design during our meeting on 24th August 2023, we have undertaken a review of the scheme to address the comments received, and therefore attach the following revised plans and documents:

- Planning Layout, Presentation Layout, Building Heights Plan, Car Parking Strategy Plan, Refuse Strategy Plan, Materials Plan, Surface Materials Plan, Boundary Treatment Plan, and Site Landscaping Plans;
- Associated Housetype Pack;
- Stage 1 Road Safety Audits (RSAs) relating to the S278 works at the site access and the proposed off-site highways improvements, and associated RSA Response Reports;
- A Residential Travel Plan in relation to the proposed scheme.

A revised schedule of documents (DE_155I_Hinckley P4 FPA – Schedule of Application Document 2023 11 16_SP) has been included with this submission, and highlights new and amended plans and documents in red for ease of reference.

You will see that the proposed site layout, in terms of the internal road network and housetypes, has been subject to minor amendments to respond to the comments. Notably, the amended plans have incorporated more frequent speed tables to reduce driver speeds along the longer and straighter stretches of the primary street within the development. The arrangement of some private drives has also been amended to ensure that an appropriate number of dwellings are served from each private drive. A review of proposed car parking arrangements, housetypes and external treatments has also been undertaken.

The amended layout also extends the north-south footpath link that runs adjacent to Normandy Way along the proposed green corridor. That will provide a direct connection from the proposed crossing of the A47 close to Outlands Drive to the first phase of the development and the new community facilities. Therefore, this amendment will enhance active travel opportunities for the proposed development and the rest of the Normandy Fields development by providing safe and convenient pedestrian and cycle connections to the east of Normandy Way. That is a key benefit of the proposed development, and the Stage 1 RSA and associated Designer's Response Report

demonstrate that the proposed crossing is appropriate subject to the incorporation of the recommendations from the RSA. The RSA relating to the proposed vehicular access arrangement also highlights the matters that will be taken account of in the S278 works.

On that basis, I trust that the amended plans and documents sufficiently respond to the design-based comments received from yourself and the comments relating to the internal layout from LCC Highways. I would, therefore, be grateful if you could confirm receipt of the submitted material by return email, and arrange for statutory consultees to be re-consulted accordingly.

Yours sincerely



Sam Perkins
Planner

Encs