
From: Matt Jedruch
Sent: 20 March 2025 15:52
To: Planning Folder New
Subject: FW: 24/00854/REM - Newbold Verdon
Attachments: Highways Response.pdf

Categories: Sonia

Hi,

Please can we index and re-consult the LHA for 14 days?

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 20 March 2025 15:31

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

I hope you are well.

In regards to your point below from LHA, please see response attached for LHA to accept that the roads are to an adoptable standard. As you're aware this won't affect the planning permission, it is for LHA to ensure the site is to an adoptable standard.

Thanks,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will respond on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 14 March 2025 14:58
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Further to our conversation earlier, I can confirm that we will be aiming to issue the decision early next week, subject to the further points below being agreed.

Firstly, instead of the two additional landscaping conditions to cover the matters regarding footpaths and soft landscaping around the play spaces, we suggest the following as a pre-commencement condition:

Notwithstanding the submitted landscaping plan Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00012 Rev 3., prior to the commencement of development a scheme of hard and soft landscaping works for the site, including an implementation scheme, is to be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: *To ensure that the development provides safe and convenient access for all users, and to ensure that the development has a satisfactory appearance in accordance with Policies DM4, DM10 and DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).*

Additionally, as the LHA have confirmed that the internal layout still requires amendments to be adoptable, please can you confirm in writing that the internal layout is to be built to adoptable standards?

Lastly, please can we agree an extension of time until next Friday 21st March? We will obviously do our best to issue the decision as soon as possible.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 13 March 2025 15:06

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: Re: 24/00854/REM - Newbold Verdon

Hi Matt,

As Emma has been involved in the application process and by the sounds of it the decision notice has been drafted, could we maybe push for a tomorrow decision?

Kind Regards,

Esther

Sent from [Outlook for iOS](#)

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: Thursday, March 13, 2025 3:01 pm

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Emma is out of office today, but I should be able to give you a better idea when I catch up with her tomorrow.

I would say that determination by the end of next week is achievable, but that's subject to Emma's final sign off and general availability.

I hope we can agree a short extension of time in due course – I will confirm an EOT date tomorrow if agreeable to yourselves.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 13 March 2025 14:40

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: Re: 24/00854/REM - Newbold Verdon

Hi Matt,

Thanks for sending this over asap. I will get the drawing schedule back to you asap. If I get this over to you this afternoon, when should we accept a decision?

Thanks,

Esther

Sent from [Outlook for iOS](#)

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: Thursday, March 13, 2025 2:01:51 PM

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther

Please see the LHA re-consultation response received today. Whilst the layout is still not suitable for adoption, the LHA is in a position to advise no objection subject to conditions.

Would you be able to send me a final Drawing Schedule so that I can add it to the relevant condition?

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 12 March 2025 13:12

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Matt I completely understand, it has not been the smoothest of updates in the past couple weeks.

Thank you for agreeing the conditions.

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 12 March 2025 11:11
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I didn't expect to have to request late changes either, but when revised plans have been drip fed to the LPA rather than submitted comprehensively, and there are inconsistencies between these plans, it must be queried and resolved.

The suggested conditions are acceptable.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 12 March 2025 09:40

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

This is very late in the programme and we didn't expect to be making any more changes to plans. As we're already experiencing delays with the LCC Highways response, we don't want to have to delay further waiting for updates to landscaping. As this would not go to the heart of the permission would it be acceptable to condition this information in the following wording:

- Notwithstanding the details on plan no. BG24.292 Brascote Lane Detailed Planning Plan POS_REV3 prior to first occupation a scheme for the surface treatment of the internal pedestrian footpaths within the Public Open Space shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of, but not limited to, the surfacing, width, depth, and landscaping of the footpaths, and their associated way marking, and accessibility improvements, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetables.
- Notwithstanding the details on plan no. BG24.292 Brascote Lane Detailed Planning Plan POS_REV3 prior to first occupation a scheme for the soft landscaping of the areas surrounding the casual informal play spaces shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include details of the grassland proposed and the species mix, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetables.

Are you able to confirm this is acceptable asap?

Thank you,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 11 March 2025 17:14

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I am just finalising my report and I have noticed some inconsistencies between the POS Categorisation Plan and the Landscaping Plans.

The proposed casual/informal play spaces around the proposed play areas (apart from the play area south of Plot 120) are defined as species rich grassland as opposed to amenity grassland/amenity turf which would be suitable for casual informal play space to serve its intended purpose.

Additionally, the play areas in the country park do not include hard surfaced footpath links. These are required for accessibility for pushchairs/wheelchairs etc.

Please can you address these points with revised plans?

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 26 February 2025 12:02

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Apologies, please see new link below.

<https://we.tl/t-LI2N1sWBeu> (expires 05.03.25)

Please let me know if there are any issues.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 26 February 2025 11:54

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Importance: High

Hi Esther,

I have just opened the WeTransfer link and it only contains the FFL's and the Colour Masterplan (which won't open).

Please can you send a new link?

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 26 February 2025 10:04
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Morning Matt,

Please see link below containing updated drawings for completeness this included:

- Colour Planning Layout Rev F
- Colour Masterplan Rev F
- Materials Plan Rev H
- Planning layout 1-500 Rev G
- POS Categorisation Plan Rev C
- Rear Garden Schedule Rev G
- Site Sections Rev A
- Boundary Treatments Rev I
- Finished Floor Levels Rev 005F

Please also see attached updated Document Register for your ease to reference while writing decision notice. Are we able to have sight of the decision notice soon?

<https://we.tl/t-cS1DOhuJy0> (expires 05.03.25)

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 24 February 2025 11:22

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Yes that's right – thank you.

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 24 February 2025 11:19

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Its okay!!

As im going out to consultants to update pans can I confirm you want to have:

- Updated FFLs
- Updated Site sections
- Updated Masterplan (including Mix)

If you confirm asap I can try get consultants to turn this around today.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will respond on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 24 February 2025 11:09

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Apologies for bombarding you with requests today! Please could you send a revised Masterplan which includes the mix schedule. I have not received a revised version of this since the mix and house types changed.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Matt Jedruch
Sent: 24 February 2025 10:03
To: 'Wiles, Esther' <esther.wiles@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther

Just to reiterate – the condition asks for sections across the site at regular intervals, as well as the FFLs for each building. Sections were not included on the previous plan.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Matt Jedruch
Sent: 24 February 2025 09:10
To: 'Wiles, Esther' <esther.wiles@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Morning Esther,

Thanks for this. We will need a revised version of this plan to correspond with the latest layout

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 24 February 2025 09:05

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Morning Matt,

Please see attached the FFLs for the site, I believe this was submitted as part of the RM application originally.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 21 February 2025 16:39

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I'm just going through the Outline conditions again. Can you remind me whether we have received details of the finished floor levels/sections in accordance with Condition 6:

6. Any reserved matters application relating to scale or layout shall be accompanied by full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings in relation to existing ground levels. The details shall be provided in the form of site plans showing sections across the site at regular intervals with the finished floor levels of all proposed buildings and adjoining buildings. The development shall thereafter be carried out in accordance with the approved levels.

Apologies if I've missed it on one of the plans.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 21 February 2025 13:06

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil

<phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert

<robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Great, thank you Matt.

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will respond on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 21 February 2025 13:03

To: Wiles, Esther <esther.wiles@persimmonhomes.com>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

The plans and explanation have been shared with LCC Highways.

The report has been a work in progress for a week or so since the key issues which may have led to a recommendation for refusal/committee call-in have been addressed.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 21 February 2025 09:52
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Please see the attached outstanding information to be submitted to LCC Highways.

However, one of their requests was to provide tracking for a 18.55m vehicle. Our decision not to provide for an 18.55m vehicle is based on the LCC Design Guide, which includes vehicle tracking parameters for both residential and industrial roadways.

When reviewing, we believe that the 18.55m vehicle specification is intended for industrial road contexts rather than residential. Given that the site is just residential, requiring tracking for a heavy goods vehicle would be unreasonable for highways.

For these reasons, we have excluded the 18.55m vehicle tracking from the submission.

If you could let me know when these plans and explanation is sent to highways that would be very much appreciated.

As mentioned in my previous email, as this is the final outstanding issue, would we be right in saying that you have begun writing the decision notice? As you're aware we are very keen to get a decision and progress the site, so any progression on this now will be very much appreciated!

Thanks,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 19 February 2025 15:45
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I have sent this through to Highways but they are unlikely to provide separate comments on the revised layout alone, and will likely await the additional info before providing a comprehensive response. The standard re-consultation period is 14 days.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 19 February 2025 13:35
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Thanks for sending this over.

Please see attached plan which addresses the comments raised by highways as set out below:

- Speed control - Still requires amending to comply with our maximum spacing between features, as detailed in the LHDG.

Please see attached plan showing amended speed control measures

- Unadoptable road design - The design plan details that the roads shown below, fail to serve the required number of direct frontage access points (minimum of 6 or more) as detailed below within Figure 1.

These have been addressed and now serve a minimum of 6 dwellings

- Future development - The LHA notes the developer may look to use roads STR05 and STR14 to extend the development in the future, the developer will need to note that LCC will not adopt this road as it fails to serve the required number of direct frontage access points.

STR14 and STR05 have now serve at least 6 properties.

- Turning head radii - Turning head radii detailed as 7.5m this requires amending to comply with our design guide, further information relating to our design standards can be found in the LHDG.

The turning head radii has been updated to reflect LHDG latest guidance.

- Junction radii - Some junctions are detailed with 7.5m radii which will need to be amended to comply with the LHDG requirements. Further information relating to junction radii can be found here.

The Junction radii have been updated to reflect LHDG latest guidance.

- Tracking- Please provide a tracking plan to detail junctions, bends and turning heads. A minimum modelling speed of 15 kph going forwards and 2.5 kph going backwards is to be used when analysing swept paths. At turning heads and for reversing movements in service yards, the slower, default swept path vehicle speed is acceptable.

These are being formed and will follow asap.

- Swept path analysis details are required for 11.2m long refuse vehicles and 18.55m long heavy goods vehicles at turning heads (unless the borough or district already uses a larger vehicle, in which case that vehicle should be used) to ensure they can be satisfactorily navigated. A minimum modelling speed of 15 kph going forwards and 2.5 kph going backwards is to be used when analysing swept paths. At turning heads and for reversing movements in service yards, the slower, default swept path vehicle speed is acceptable. The speeds used should be details on the plans.

Our consultant is reviewing this and will follow asap.

Are you able to send this to highways to consider with the caveat that the tracking and swept path will follow asap. How long will you give then to provide a response on these matters?

Also, as this is the final point to address, and as the site is still set for a delegated decision are you able to confirm if a delegated decision report (similar to a committee report) will be produced? And if so are you able to confirm that this has been begun?

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | Switchboard | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 17 February 2025 09:51
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Thanks for this – both emails have been received and we will review this week.

I have attached the latest Highways comments received Friday outlining that the internal layout is still not suitable for adoption. As discussed previously, whilst this is not an objection, the LPA would prefer to address this prior to determination.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 17 February 2025 09:07
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Morning Matt,

Please see link below containing the updated documents that address the following comments:

- Please can you confirm the total number of dwellings with chimneys as this is not clear on the revised plans?*
I can confirm as shown by the stars on the plan attached that there are now 24 properties with chimneys - I hope this is clearer now.
- I have not received a revised materials plan which addresses the issue raised relating to the tenure blindness of the affordable dwellings (along with the removal of the unacceptable "Brickworks – Sherborne" bricks). Please can this be provided?*
The Brickworks Bricks have been removed and the affordable is now proposed to be done in the Forterra bricks.
- Boundary Treatments Plan – knee rails should be provided opposite the LEAP / Plots 174 – 169 so that residents or visitors do not park on grassed areas also along plots 169 – 160. Also south of plot 186 so that it is clear what the extent of the urban green is vs. what is private property.*
These areas of knee rail are shown on the boundary treatments plan attached.
- Hard Surfacing - We discussed changing the tarmac footpaths to self-binding gravel (particularly in the country park) which would be more befitting of a rural location*
Please see attached update POS landscaping plans.
- Bins and benches should be wooden, not metal, to match the rural context*
This has been updated on the attached Play Design Landscaping Plan.
- The POS categorisation plan is not consistent with the latest layout in that it doesn't differentiate the soft landscaping with the accessible natural green space. The casual informal areas should be identified with "amenity grass".*
Please see attached.
- Transitional areas of the species rich areas of grassland should be maintained, i.e. a play areas should have amenity style grass immediately outside and then can rich species as it transitions into hedges etc. A pond should transition with rich species to amenity grass, so that there is a clear distinction in appearance.*
Please see attached updated POS landscaping

Also attached is the updated on plot landscaping to reflect the latest layout.

<https://we.tl/t-yR4y11ISVy> (expires 24.02.25)

If you could please confirm receipt of this email and my previous email below sent 12.02.24 that would be very much appreciated.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ



From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 12 February 2025 11:17

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Apologies i was off yesterday so just coming back to this today. I understand we have the following points to address, please see below our response.

- *Please can you confirm the total number of dwellings with chimneys as this is not clear on the revised plans?*
I can confirm as shown by the stars on the plan attached that there are 12 properties with chimneys (shown in yellow), we will be adding an additional 12 (shown in orange). We will also aim to make this clearer on the plan once updated.
- *I have not received a revised materials plan which addresses the issue raised relating to the tenure blindness of the affordable dwellings (along with the removal of the unacceptable “Brickworks – Sherborne” bricks). Please can this be provided?*
The Brickworks Bricks will be removed and the affordable will be done in the Forterra bricks. I will get an updated materials plan to you asap.
- *Boundary Treatments Plan – knee rails should be provided opposite the LEAP / Plots 174 – 169 so that residents or visitors do not park on grassed areas also along plots 169 – 160. Also south of plot 186 so that it is clear what the extent of the urban green is vs. what is private property.*
This is being updated and will be sent over once available
- *Hard Surfacing - We discussed changing the tarmac footpaths to self-binding gravel (particularly in the country park) which would be more befitting of a rural location*
This is being updated and will be sent over once available
- *Full details re. play equipment and their locations should be provided on a play area design plan*
Please see attached details, these show the location of the equipment along with the specification.
- *In terms of open space equipment, it would be preferable to include picnic style benches as well as cycle storage and signposting in the country park area.*
Would you accept these details to form a pre-occupation condition? The details do not go to the heart of the permission and detailing of signposting may delay this application further.
- *Bins and benches should be wooden, not metal, to match the rural context*
This is being updated and will be sent over once available

- *The POS categorisation plan is not consistent with the latest layout in that it doesn't differentiate the soft landscaping with the accessible natural green space. The casual informal areas should be identified with "amenity grass".*

This is being updated and will be sent over once available

- *Transitional areas of the species rich areas of grassland should be maintained, i.e. a play areas should have amenity style grass immediately outside and then can rich species as it transitions into hedges etc. A pond should transition with rich species to amenity grass, so that there is a clear distinction in appearance.*

This is being updated and will be sent over once available

As mentioned above I will get the updated plans over to you asap. I hope this is satisfactory.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 12 February 2025 09:13

To: Blaney, Robert <robert.blaney@persimmonhomes.com>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Morning Rob,

There are still matters outstanding regarding materials (and chimneys) and landscaping/open space as per the attached email. I have not received a full set of revised plans, and I have had no formal response regarding the open space points.

Thanks

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>

Sent: 11 February 2025 18:47

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt

Attached with plot 38 as requested. Please let us know anything else you need for the planning approval.

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600

Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 11 February 2025 17:35
To: Blaney, Robert <robert.blaney@persimmonhomes.com>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

Thanks for the update. I note that most of the improvements are as a result of shifting boundaries which create cranked relationships between gardens. Moving forward, and to avoid this type of design on potential future applications, the LPA reiterates that the minimum garden standards should be used as a starting point. This would avoid retrospective and contrived amendments to “fixed” layouts, such as this.

In this case the LPA will accept the latest layout design and garden schedule, but ask that Plot 38 returns to the original (Rev F) design. The visual harm caused by extending the boundary and losing soft landscaping on the Primary Street is considered to outweigh the shortfall in garden size in this instance.

Lastly, following my phone conversation with David, the substation location can be dealt with via a suitably worded planning condition. If possible it would make sense for it to be located next to the pumping station.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>
Sent: 11 February 2025 11:37
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon
Importance: High

Hi Matt

After working through the night we now have a 97% compliant scheme (8 non-compliant plots) with the attached layout and garden schedule.

We hope that this is acceptable to you and shows our commitment it working with you to get this to a better place.

In doing so we have not moved plot positions, but have reconfigured the gardens so to retaining the existing shape of the development.

If you can please consider this and let me have your comments we would be grateful.

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands
Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ
Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600
Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 10 February 2025 16:17
To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

No problem. The latest I have is Rev C, received 17.01.25. Plot 113 was then amended following my initial response, however an updated schedule was not provided.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>

Sent: 10 February 2025 15:55

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt

Sorry to bother you again, is it the attached you are working off, I want to get it clear in my head?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

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Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 10 February 2025 15:38
To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

The starting point is a 100% GDG compliant scheme. It would be inappropriate for us to give a lower percentage when it has not been demonstrated that a compliant scheme cannot come forward within the development parameters set by the outline permission. Where we have been, and would be willing to be flexible is where there are genuine site specific constraints.

My advice would be to aim to reach the compliant garden size on all dwellings, and then we can liaise on any plot specific constraints from there (if required).

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>
Sent: 10 February 2025 15:17
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Thanks Matt

Rather than a back and forth, so we can nail it once, do you have an acceptable % or size that will deal with this matter?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600

Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 10 February 2025 14:58

To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Blaney, Robert

<robert.blaney@persimmonhomes.com>; Gray, David <david.gray@persimmonhomes.com>; Stevenson,

Phil <phil.stevenson@persimmonhomes.com>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Dear All,

Further to my email below and phone conversation with David on Friday, I have held further discussions with my colleagues regarding the garden sizes issue.

The LPAs stance is that the current proposal remains unacceptable in terms of the shortfall in adequate garden space, where 37 of the 239 dwellings (15% of the site) do not meet the minimum requirement as set out in the Good Design Guide.

This is an issue which was raised at the outset by the LPA, and one that should have been rectified as part of the layout revisions when the housing mix issue was being addressed.

As stated previously, the LPA will adopt a balanced approach, however the current shortfall on this matter is not considered to be acceptable. The Good Design Guide states that, "Gardens are an important part of the quality of life afforded by a house," and ties in to Paragraph 135(f) of the NPPF.

For reference, application 24/00294/REM (*Land North of Barton Road, Barlestone - Reserved Matters for up to 55 dwellings*) was recently deferred at Planning Committee specifically on the issue of inadequate garden sizes. This was addressed and led to a positive recommendation and approval.

We look forward to receiving a response as soon as possible, along with the other outstanding matters outlined my previous email. We can then decide whether the application can be determined under delegated authority or will require a committee decision, owing to the deviation from the Good Design Guide.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Matt Jedruch

Sent: 06 February 2025 14:35

To: 'Wiles, Esther' <esther.wiles@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Thank you – I re-consulted LCC Highways and our Waste Services team yesterday, and will update you once they respond.

Regarding the garden sizes, the LPA has been clear from the outset that the starting point for new developments is that all dwellings (market and affordable) should meet the standard guidance of a minimum garden length of 7m, and minimum areas of 60m² for a 2-bed dwellings and 80m² for 3+-bed dwellings. I appreciate that this is guidance and not policy, however we are dealing with a major greenfield site with agreed development parameters, and a shortfall in garden proportions of 38 dwellings (16% of the development, 11 of which have a 20% or greater shortfall) is not acceptable.

Please can you confirm the total number of dwellings with chimneys as this is not clear on the revised plans? It was agreed in our meeting in December that 12 dwellings/5% would be significantly improved upon.

I have not received a revised materials plan which addresses the issue raised relating to the tenure blindness of the affordable dwellings (along with the removal of the unacceptable “Brickworks – Sherborne” bricks). Please can this be provided?

Regarding open space and landscaping, there are a number of outstanding matters as follows:

- Boundary Treatments Plan – knee rails should be provided opposite the LEAP / Plots 174 – 169 so that residents or visitors do not park on grassed areas also along plots 169 – 160. Also south of plot 186 so that it is clear what the extent of the urban green is vs. what is private property.
- Hard Surfacing - We discussed changing the tarmac footpaths to self-binding gravel (particularly in the country park) which would be more befitting of a rural location
- Full details re. play equipment and their locations should be provided on a play area design plan
- In terms of open space equipment, it would be preferable to include picnic style benches as well as cycle storage and signposting in the country park area.
- Bins and benches should be wooden, not metal, to match the rural context
- The POS categorisation plan is not consistent with the latest layout in that it doesn't differentiate the soft landscaping with the accessible natural green space. The casual informal areas should be identified with "amenity grass".
- Transitional areas of the species rich areas of grassland should be maintained, i.e. a play areas should have amenity style grass immediately outside and then can rich species as it transitions into hedges etc. A pond should transition with rich species to amenity grass, so that there is a clear distinction in appearance.

If you have any queries please ask.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 05 February 2025 16:04
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Please see comments below and layout attached to address the comments from the highways authority received 3rd Feb 2025:

1. **Road and Footway widths**
 - details have been included on plan no: TGD PBLN-1-500 Planning Layout
2. **Spine Road Width**
 - The access road is provided at 6.75m due to a contractual obligation on purchase. Persimmon Homes are willing to pick up any commuted sum to account for this. Please revert to previous comments which raised no objections to this option.
3. **Future Development**
 - This element has had a minor re-plan, and the road now serves 6 dwellings.
4. **Footway Alignment**
 - The footway has been amended to follow the kerb line.
5. **Speed Control**
 - Roads do not exceed 70m and when they do traffic calming measures have been incorporated.
6. **Road Classification**
 - Roads have been classified
7. **Junction Stub**
 - Junction Stub has been removed
8. **Dropped Crossing Points**
 - These are all detailed on the engineering drawings attached, please note this drawing is not reflective of the latest layout however the dropped crossing points will be kept as shown when updated.
9. **Raised Table issue**
 - The raised table has been elongated to omit the ramp.
10. **Ramp Detail**
 - Ramp removed where the road narrows to 5.5m width outside Plot 78
11. **Remote Parking**
 - This has been addressed with paths leading from the car parking areas to the rear doors of dwellings.
12. **Turning Radii**
 - Details added to plan no: TGD PBLN-1-500 Planning Layout
13. **Junction Radii**
 - Details added to plan no: TGD PBLN-1-500 Planning Layout

List of Amendments:

- Relocated the BCP for plots 87-92, 81-84, 71-75, 223-225 226-228 and 9-12 to the opposite side so they are not located in/next to residents' gardens/driveways.
- Plot 113 had been slightly amended to improve garden size
- Plots 236-239 has had the car parking amended so it is not in front of the dwellings to improve street scene.
- Feature plots updated to include chimneys
- All road dimensions are included on plan no: TGD PBLN-1-500 Planning Layout
- Road names have been included.
- Triple garages added between 227 and 228.

I trust the above addresses all outstanding matters and confirmation of this be sent to ourselves be sent to ourselves as soon as possible.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 04 February 2025 10:07

To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

The LHA has maintained its stance regarding the internal layout and its suitability for adoption under a s38.

Is this something you are aiming to address now to avoid potential further delays in the future? From the LPAs perspective that would be the preferable option.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>
Sent: 03 February 2025 16:12
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt

Thaks for that, good of you to get back to us.

Just wondering on the original consult highways were ok with things, and we have not changed the road pattern, is that as you see it or have I missed something?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands
Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ
Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600
Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 03 February 2025 16:08
To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

The timeframes primarily centre around Highways and how quickly you can address their concerns. Once submitted, their re-consultation period is 14 days.

All other matters can be turned around in a similar timeframe from submission, and at present determination would be made under delegated powers.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>

Sent: 03 February 2025 13:40

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>;

Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt

Thanks for this, we will endeavour to get these comments addressed at the earliest opportunity.

What does it do to the time frame, as we have to let contractors know for lead ins?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

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Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 03 February 2025 12:52
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I hope all's well.

The re-consultation period has now ended and I have attached the LCC Highways response received this morning, along with comments from the Waste Services team regarding bin collection points.

The key points and issues raised by Highways relate to the internal layout and its suitability for adoption.

Separately, I note that as a result of the revisions, one of the key focal points on the primary street (Plots 238 & 239) now features frontage parking, which should be addressed.

I am not sure whether any new focal points / landmark buildings are to be included as part of a comprehensive re-submission, however this is still considered to be a key focal point within the site and the layout should reflect this.

Regarding Public Open Space, the LPA will provide further comments once the full suite of re-submission plans is made available, as there is currently insufficient information regarding the suitability of open space provision.

Regarding the new house type pack, I note that the "Charndale" and "Chopwell" feature, but do not appear to be present on the latest layout. Can you please confirm whether they are to be included? Will updated CGIs be provided for new house types and focal points/Landmark buildings?

Would it be possible to show an elevation of the Silverdale + Tunstall semi-detached arrangement? Additionally, I assume that the updated materials schedule will highlight the additional chimneys agreed in our last meeting?

On the issue of private amenity garden space, 39 of the 239 dwellings (16%) fall short of the minimum space requirements, with 12 of these 39 showing a deficit of 20% or more. There is flexibility here, however we were hopeful that the revised mix would enable a significant improvement from the deficit for 45 dwellings previously (12 of which had a deficit of 20% or more).

I understand that additional documents including an update materials schedule, landscaping plans, boundary treatment plans, finished floor levels etc. are all forthcoming. Please can you confirm when these will be available, as we are unable to fully assess the re-submission without them?

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>

Sent: 23 January 2025 15:06

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Wonderful, thanks Matt.

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 23 January 2025 15:05

To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil

<phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>;
Wiles, Esther <esther.wiles@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

The re-consultation period ends on Feb 3rd and I have scheduled a meeting to discuss the revisions with Emma next week.

I will then provide an update on the next steps.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>

Sent: 23 January 2025 14:14

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>;
Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Afternoon Matt

Esther unfortunately is off today, so I wondered if you were happy with what has been provided and where we go from here?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands

Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ

Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600

Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 20 January 2025 10:17

To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Morning Esther,

Thanks for confirming. I have re-consulted on the revised documents and will await the additional information from you.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 17 January 2025 15:52
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Blaney, Robert <robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: Re: 24/00854/REM - Newbold Verdon

Hi Matt,

We're working on these and we'll get these updated and sent over asap.

Can the other documents be consulted on in the meantime?

Thanks,

Esther

Sent from [Outlook for iOS](#)

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: Friday, January 17, 2025 3:10:39 PM
To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Blaney, Robert <robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Thanks for sending this over.

I note that the proposed house types vary from the initial submission. Please could you send a revised pack over for our consideration?

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 17 January 2025 11:53

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Blaney, Robert

<robert.blaney@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>;

Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

I hope you're well.

Please see attached requested updated Layout, Garden Schedule and POS Categorisation Plan. Please can these go out for re-consultation as soon as possible.

Any plans effected by this minor amendment to the scheme can be promptly sent over to you on agreement of the layout.

Kind Regards,

Esther

Esther Wiles | Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 14 January 2025 10:53
To: Blaney, Robert <robert.blaney@persimmonhomes.com>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Rob,

The standard re-consultation period is 14 days. If the revised plans are submitted within the next 7-10 days, and are acceptable with no further revisions (and the decision remains delegated), a decision in February is possible.

If the outstanding matters remain unresolved and/or the application meets the committee threshold (minimum 5 representations for/against the officer recommendation) we would be looking at March committee at the earliest.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Blaney, Robert <robert.blaney@persimmonhomes.com>
Sent: 14 January 2025 10:29
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Morning Matt

Esther is at University today, so I thought would write and thank you for the confirmation.

We will get the updated information as required below to you as soon as possible.

As to timescales, re-consultation, do you have a view on this?

Regards

Rob

Rob Blaney | Land & Planning Director North Midlands
Persimmon North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester LE19 1WZ
Mobile | 07590 411154 | **Direct line** | 0116 2815656 | **Switchboard** | 0116 2815600
Email | robert.blaney@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 14 January 2025 10:17
To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Blaney, Robert <robert.blaney@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

I can confirm that this market housing mix would be supported. As it stands the decision will be delegated, however this could change depending on re-consultation responses/ future neighbour objections.

In terms of the layout, there were other outstanding matters including open space (LEAP + LAP) and garden sizes which will need to be assessed before I confirm the officer recommendation.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 13 January 2025 13:55

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; Blaney, Robert <robert.blaney@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

I hope you're well.

Following discussions with Chris Brown, see email attached, please see attached the updated layout which allows for the following mix which was proposed on the 9th Jan, as follows:

Unit Sizes	
1 bed	0%
2 bed	23%
3 bed	42%
4+ beds	35%

Please confirm that this layout would receive officer recommendation for approval at committee? Once agreed we can begin updating drawings etc asap.

Would you also please confirm if this application would be going to committee or can it be a delegated decision? If it is going to committee can we aim for a February committee?

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | Switchboard | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 08 January 2025 12:36

To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Happy new year to you too.

I have discussed the revised mix with colleagues, and we maintain our stance from my email dated 19th December 2024. This already represents a significant compromise from our policy position.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 08 January 2025 09:43
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

I hope you're well and had a great start to the new year.

We have been working on getting a revised mix over to yourselves. We have ran many scenarios to ensure the site is still well designed and the viability still works while being closer to the mix. Prior to instructing updates of layouts etc would you be able to confirm if the following mix would have officer support going to committee:

	1 bed	2 bed	3 bed	4+ bed
Original Mix	0%	16%	28%	55%
Our Revised Mix	0%	23%	39%	38%

As you're aware from our reasoning in the justification statement, smaller units are not suitable for an edge of development rural site. However, during our review we are able to provide more 2 and 3 bedroom properties without compromising the design of an edge of settlement development. It is of note that we are still not providing 1 bedroom properties in this area as the market in Newbold Verdon would not support single professionals, as suggested in the flexible mix you sent on the 19th December. As such there is a shift towards the 2- and 3-bedroom properties. Given some of the 3-bedroom properties are not significantly larger than the 2 bed properties, they are likely to be attractive and suitable for younger couples which are seeking to stay in the area through the provision of smaller properties. To keep the site suitable to an edge of village settlement there is still a provision of 4+ bedroom properties on site however this has reduced from 55% to 38%.

It would be really appreciated if you could provide a response as soon as possible so our consultant can begin updating drawings.

Kind Regards,

Esther

Esther Wiles | Graduate Planner
Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ
Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600
Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com
Please note I am out of office with little access to emails on Tuesday of every week. I will response on my return.



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 19 December 2024 15:59
To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Thanks for your time yesterday.

As stated throughout our discussions to date, we are agreeable to a degree of flexibility, and would therefore be willing to agree to a market housing mix as follows:

Unit Sizes	Percentage
1 bed	0%
2 bed	25%
3 bed	45%
4+ bed	30%

This is subject to the resolution of all other outstanding matters, which include landscaping, open space (LEAP + LAP), garden sizes, additional chimneys. As an additional point, I recall requesting that the proposed flat roof dormers should be replaced with pitched roofs, which would be more befitting of this location.

Re. Highways I am expecting a re-consultation response later today or tomorrow, however they will need to be re-consulted in any case if a revised layout is submitted.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 19 December 2024 15:39
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Please disregard my previous email, we are still exploring our choices currently.

Would you provide a steer as to what you would want to expect from us? What degree of variation from the HEDNA would you accept?

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com Web | persimmonhomes.com | charleschurch.com

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From: Wiles, Esther
Sent: 19 December 2024 09:15
To: 'Matt Jedruch' <Matt.Jedruch@hinckley-bosworth.gov.uk>; 'Emma Baumber2' <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon
Importance: High

Morning Matt,

Thanks for the meeting yesterday. We've had an internal discussion and found we may be able to adapt the mix to be more in line with the Housing Needs Survey.

As you're aware from our reasoning in the justification statement, smaller units are not suitable for an edge of development rural site. However, upon review we may be able to provide more 2 and 3 beds without compromising the design of an edge of settlement development. Prior to instructing updates of layouts etc would you be able to provide a steer if the following mix would have officer support going to committee?

Current Mix

Unit Sizes	Percentage
1 bed	0%
2 bed	16%
3 bed	28%
4+ bed	55%
Unit Sizes	Percentage
1 bed	0%
2 bed	20%
3 bed	40%
4+ bed	40%

New Proposed Mix

It would be really appreciated if you could provide a response as soon as possible so our consultant can begin updating drawing asap.

Any queries give me a call.

Kind Regards,

Esther

Esther Wiles | Graduate Planner
Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ
Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600
Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com
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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 18 December 2024 09:32
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Gray, David <david.gray@persimmonhomes.com>; Stevenson, Phil <phil.stevenson@persimmonhomes.com>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Matt,

Please see attached an agenda for today.

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 17 December 2024 15:08

To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Do you have an agenda for tomorrow's meeting?

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 12 December 2024 10:13

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi matt,

I hope you had a nice time off!

The Wednesday 18th PM works for us.

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 12 December 2024 10:09

To: Wiles, Esther <esther.wiles@persimmonhomes.com>; Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther,

Would Wednesday 18th December work for you? We could potentially do AM or PM – let me know if either would suit you better.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>

Sent: 12 December 2024 10:02

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: 24/00854/REM - Newbold Verdon

Hi Emma,

I think it would be more beneficial in person, but happy to do in teams if it suits your schedules better.

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Sent: 02 December 2024 15:47
To: Wiles, Esther <esther.wiles@persimmonhomes.com>
Cc: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: 24/00854/REM - Newbold Verdon

Hi Esther

Thanks for sending this through, we'll get this uploaded and re-consulted upon.

In terms of the meeting, yes absolutely it would be useful to have another meeting before Christmas. We will come back to you later in the week (once Matt is back from leave) with some dates, would you prefer for this to be in person or on Teams?

Kind Regards

Emma Baumber (MRTPI)

Team Leader

(Development Management)

Tel: 01455 265598

Email: emma.baumber2@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Wiles, Esther <esther.wiles@persimmonhomes.com>
Sent: 02 December 2024 15:43
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: 24/00854/REM - Newbold Verdon

Hi Emma,

I hope you're well.

Please see link below containing all the updated plans and documents. I have attached a latest Drawing Register also for ease.

The EHO had requested a further noise assessment to be undertaken, BWB has conducted a noise assessment. The assessment includes recommendations which will be complied with.

LCC Highways provided comments dated 30.09.24 these comments quired in regard to the width of roads in relation to future proofing. I can confirm these have been designed to futureproof the site. The northern section of the North Lane is now proposed to be maintained by a management company. Visitor parking bays have been removed from

internal road layout as requested. Finally, all plots which have remote private parking now have a gate into the garden and a pathway from the gate to their backdoor, creating safe direct access to the property. We agree to the conditions set out by the Highways Authority in the comments dated 30.09.24.

The open space team have also provided comment which we have addressed. Their main comment was that we were not supplying the required amounts of open space as set out in the S106. As you will see from the POS Categorisation plan in the link below this has been achieved. The team also requested amendments to the POS design, they have been followed and further information on the equipment has been provided in the link below.

We have also taken on board the comments from yourself and Matt, we believe these have been addressed. However your comment regarding the mix, we have kept the mix as originally proposed but accompanying this submission of documents is a Housing Mix Supporting Statement which outlines the reasoning behind our mix.

<https://we.tl/t-pHOC035GDV> (expires 09.12.24)

Could we book in a PPA meeting for before Christmas? If you could send over some dates you are available that would be very much appreciated.

Kind Regards,

Esther

Esther Wiles | Graduate Planner

Persimmon Homes North Midlands | Davidson House, Meridian East, Meridian Business Park, Leicester, LE19 1WZ

Direct line | 0116 281 5669 | **Switchboard** | 0116 281 5600

Email | esther.wiles@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com

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Response to Leicestershire County Highways Comments of 13 March 2025:

Internal Layout Compliance Report

Date: March 20, 2025

Prepared by: The Greenfield Design Partnership Ltd

This report addresses the comments received from Leicestershire County Highways (LHA) regarding the internal layout of the proposed development, specifically the adoptability of roads under a Section 38 agreement per the Highways Act (1980) and compliance with the Leicestershire Highway Design Guide (LHDG).

1. Unadoptable Road Design: Direct Frontage Access Points

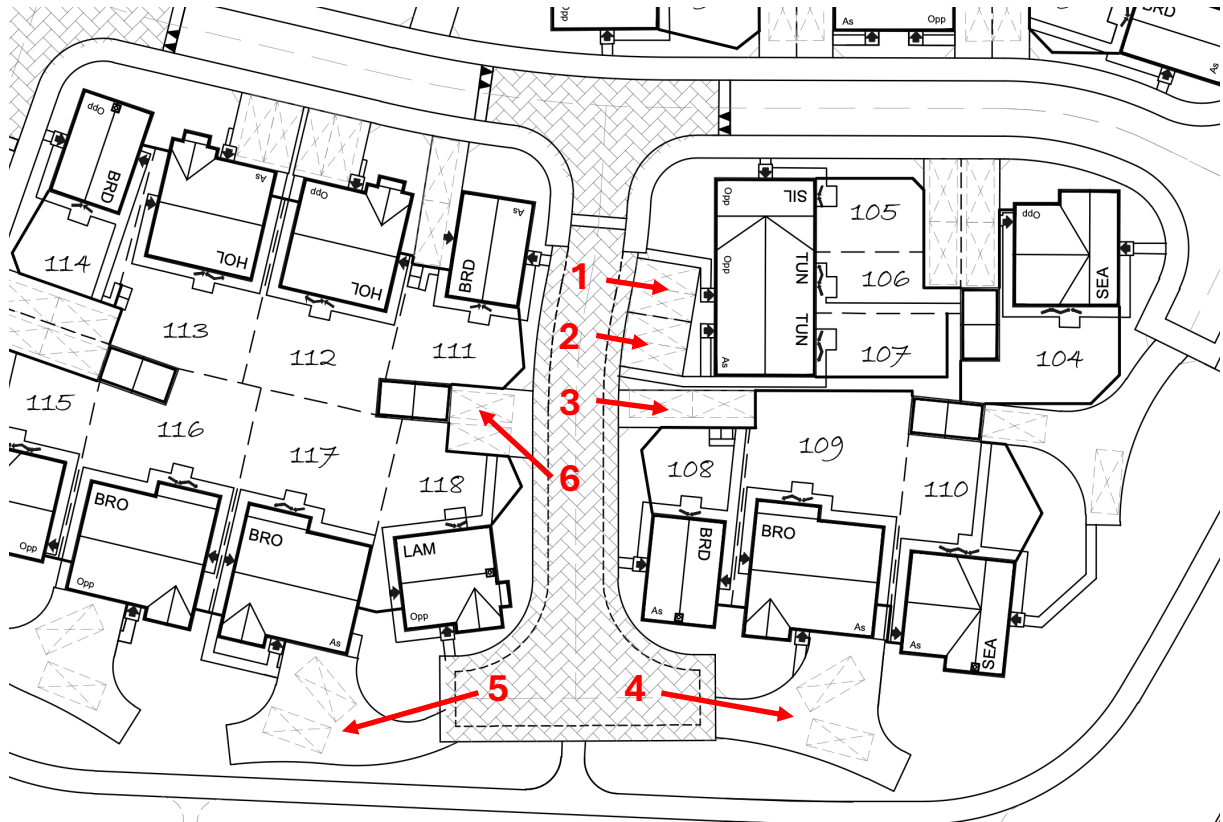
The LHA has raised concerns that the roads (STR 13 and STR 14) do not serve the minimum of 6 direct frontage access points as required by the LHDG. We confirm that both roads meet this requirement, as detailed below.

STR 13 – Direct Frontage Access

Contrary to the LHA's observation, STR 13 serves 6 plots with direct frontage access. The plots are:

1. Plot 106
2. Plot 107
3. Plot 108
4. Plot 109
5. Plot 117
6. Plot 118

All listed plots have direct frontage access to STR 13, with no reliance on private drives for these connections.



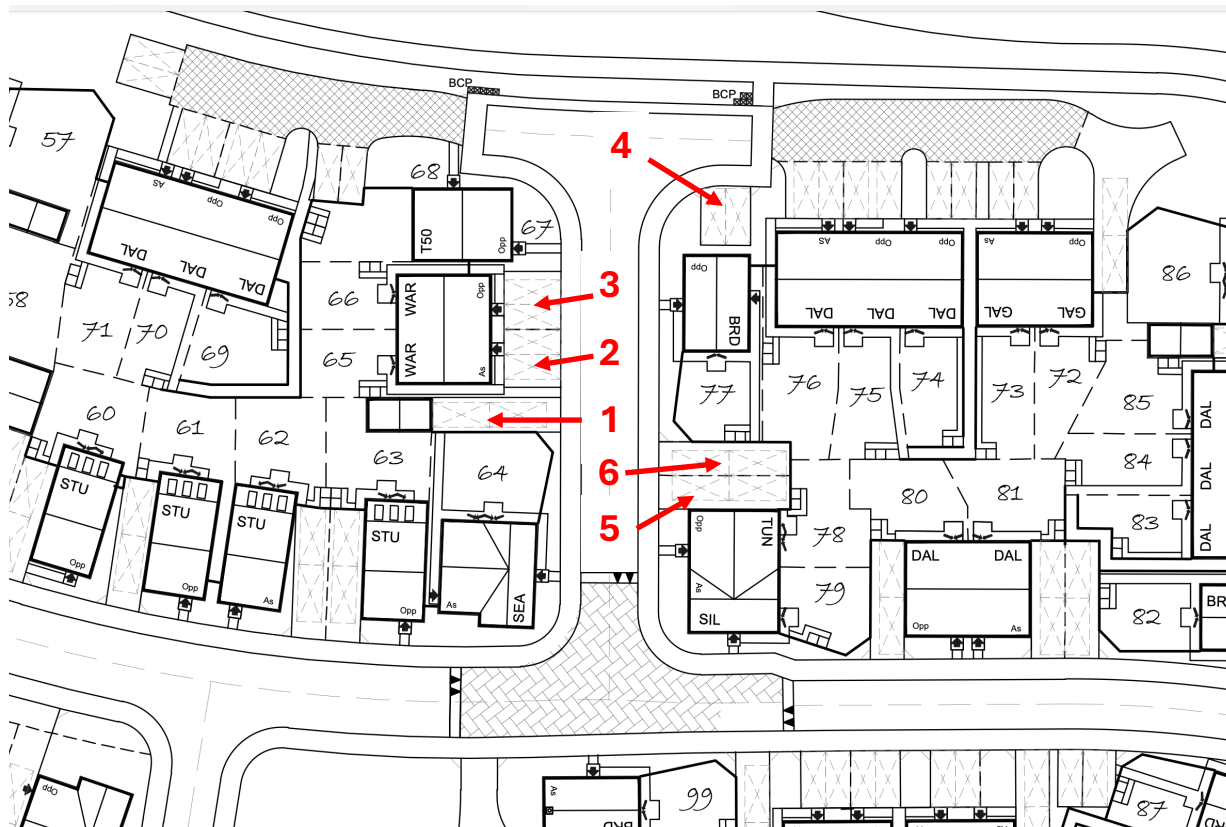
Annotated layout plan highlighting drives to Plots 106, 107, 108, 109, 117, and 118 with direct frontage access to STR 13.

STR 14 – Direct Frontage Access

Similarly, STR 14 serves 6 plots with direct frontage access:

1. Plot 64
2. Plot 65
3. Plot 66
4. Plot 77
5. Plot 78
6. Plot 79

Plot 79 does not have direct frontage access to STR 14, as it is served via a private drive. However, the six plots listed above all have direct frontage access to STR 14, satisfying the LHDG requirement.



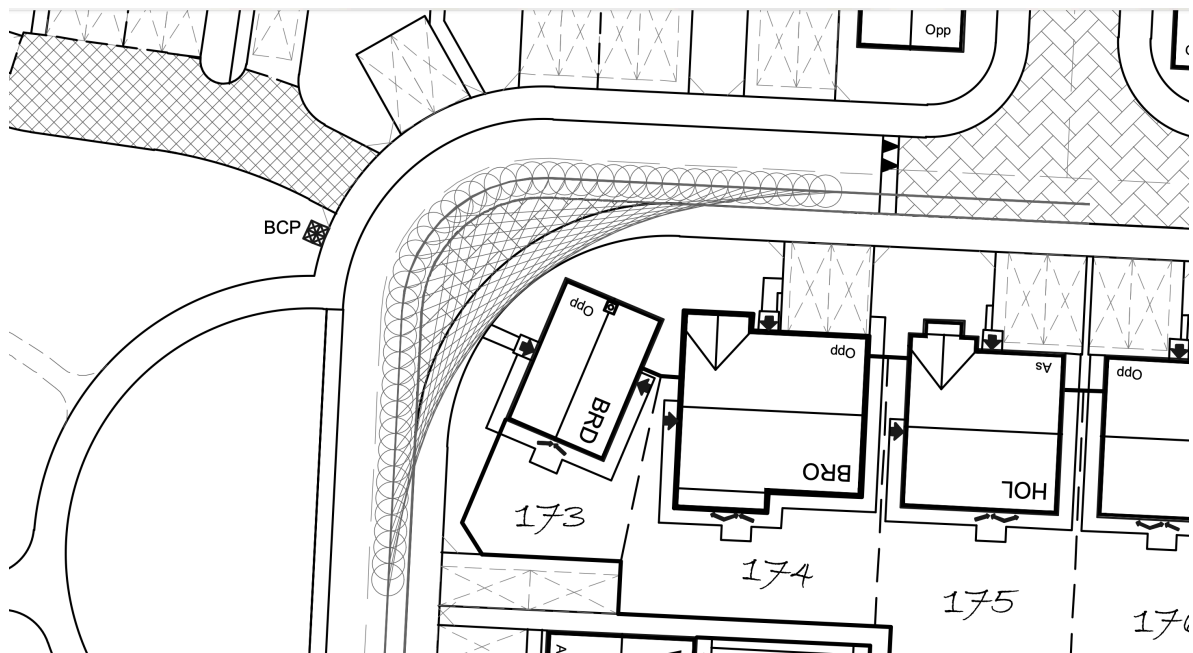
Annotated layout plan highlighting Plots 75, 76, 77, 78, 80, and 81 with direct frontage access to STR 14.

2. Future Development

The LHA notes that STR 14 may be intended for future development extension and advises that it will not be adopted due to insufficient direct frontage access points. As demonstrated above, STR 14 serves 6 plots with direct frontage access, meeting LHDG standards. We assert that STR 14 is eligible for adoption, and any future extension will be designed to comply with LHDG requirements at that stage.

3. Forward Visibility at Bend

The LHA requests details of forward visibility at the specified bend. The design ensures compliance with LHDG standards, achieving a forward visibility distance of 25 meters at the bend in question. This meets the minimum requirements outlined in Table DG3 of the LHDG.



Extract of the design plan showing the bend with forward visibility sightlines annotated.

Conclusion

The internal layout, including STR 13 and STR 14, complies with LHDG requirements for adoption under a Section 38 agreement. Both roads serve 6 plots with direct frontage access, and forward visibility at the specified bend meets the necessary standards. We request that the LHA reconsider their position on adoptability based on the evidence provided.