
From: Suraj Dave <Suraj.Dave@leics.gov.uk>
Sent: 28 August 2024 14:01
To: Alex Jelley
Cc: Planning Folder New; Lesley Keal; Ian Pinfold
Subject: RE: 24/00264/OUT - Land North of Normandy Way Hinckley - up to 415 dwellings
- open space requirements
Attachments: ZLA_1467-L-300-F_Typologies_DRAFT.pdf

Hi Alex,

I have checked with a colleague in our Development Approvals team and the LHA have the following comments to make at this stage.

- Open spaces are not generally adoptable, unless grass verges are alongside the road or required to achieve visibility splays.
- From the key on the drawing, it isn't clear if the trees shown are indicative or will show exact numbers/ locations. The LHA would want LCC's Forestry team to be consulted on locations/ species etc. as part of our review at the reserved matters stage.
- It's also unclear on the drawing what is proposed within the green shading where it overlaps with the highway so is hard for us to provide comment at this stage. Hard for us to assess visibility, road/ footway provision, etc. as only shown as dashed lines (less detailed shown than outside the green hatching).
- Roads to be put forward for adoption will need to adhere to the Leicestershire Highway Design Guide in terms of geometry/ visibility, etc.

Kind Regards,

Suraj Dave

Senior Transport Planner
Highway Development Management
Leicestershire County Council
Tel: 0116 305 5682
Email: suraj.dave@leics.gov.uk

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter.

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: Friday, August 9, 2024 9:08 AM
To: Suraj Dave <Suraj.Dave@leics.gov.uk>
Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>; Ian Pinfold <ian.pinfold@hinckley-bosworth.gov.uk>
Subject: FW: 24/00264/OUT - Land North of Normandy Way Hinckley - up to 415 dwellings - open space requirements
Importance: High

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Dear Suraj,

I emailing in respect of the above planning application. We have recently had a revised on site open space plan (draft) submitted which we have been consulting on – please see attached. Both Lesley Keal and Ian Pinfold (HBBC Open Space and Green Spaces) are of the view that LCC Highways need to be involved in these discussions as some of the open space provision proposed may fall within/adjacent to the adopted highway. I just wanted to gauge your view on the acceptability of this and whether you foresee any issues from a highway perspective please? Your comments on this would be greatly appreciated?

Kind Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Ian Pinfold <Ian.Pinfold@hinckley-bosworth.gov.uk>
Sent: 07 August 2024 15:49
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Cc: Caroline Roffey <Caroline.Roffey@Hinckley-Bosworth.gov.uk>; Paul Scragg <Paul.Scragg@hinckley-bosworth.gov.uk>; Tony Cunnington <Tony.Cunnington@hinckley-bosworth.gov.uk>
Subject: FW: 24/00264/OUT - Land North of Normandy Way Hinckley - up to 415 dwellings - open space requirements
Importance: High

Hi Alex, good afternoon, I definitely agree with all the points raised by Lesley, and that these need to be addressed at this stage. I confirm there is a strong requirement for allotments across the town. Allotments, to this site, will be essential to meet demand from the new residents.

Generally, yes, we are happy to consider all typologies of public open space for adoption. However, before we commit, I would like to see a more detailed hard & soft landscaping plans, plus a plan showing the areas, that are proposed to be adopted LCC.

General comments

Casual/informal POS, would prefer larger casual/ informal areas rather than smaller ones located around the site. I consider that the 3 squares detailed on the plan are effectively grass verges with the public highway.

Equipped areas, seem very close the residential properties, this will undoubtedly cause noise and nuisance issues to the adjacent residents, consider larger casual, informal buffers, around these areas. The above suggestion may well alleviate some of these issues.

Accessible Natural Green Space are the basins wet or dry, these will impact on public accessibility. With regards to the Green Corridors throughout the development, these are a positive landscape feature in terms of the streetscape. However, they will more than likely fall with the adopted highway, so this needs to be raised with LCC, as suggested by Lesley.

In terms of the offsite formal contribution, with the potential of two further neighbouring developments, is there an opportunity to form some form of partnership to provide a formal POS onsite provision, if this is not an option then please come back to me.

Regards Ian

Ian Pinfold

Green Space Manager

Tel: 01455 255858

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Web: www.hinckley-bosworth.gov.uk

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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Tuesday, August 6, 2024 11:29 AM

To: Ian Pinfold <Ian.Pinfold@hinckley-bosworth.gov.uk>

Cc: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Subject: FW: 24/00264/OUT - Land North of Normandy Way Hinckley - up to 415 dwellings - open space requirements

Importance: High

Dear Ian,

Hope you are well? I have been asked to contact you by Lesley Keal in respect of the above planning application/attached open space plan.

She has queried whether Green Spaces looking to adopt any of the proposed open space areas for this site – and potentially where the off site outdoor sports contribution would likely be spent?

Could you let me know whether you need any information and whether you have any comments please?

Kind Regards

Alex Jelley BA MSC MRTPI

Development Services

Planning Consultant

Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Sent: 05 August 2024 16:15

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Planning Application Comments
<planningapplicationcomments@hinckley-bosworth.gov.uk>

Subject: RE: 24/00264/OUT - Open Space Typologies revised plan - comments

Hi Alex

My thoughts on the revised plan typologies are as follows:

- It was my opinion regarding the allotments and it would be up to others to clarify the “need”
- The equipped has been enhanced by replacing the allotments with dwellings and an area of open space which includes casual informal areas around the equipped, subject to the allotments not being required and confirmed by others
- I would question the “3 way” area and the “arrival square area” as casual informal areas of open space
- I like the idea of play on the way depending on what is provided here
- The LAP is not part of the equipped – a LAP does not have equipment on it, it merely just an area of safe place for babies, toddlers where seating areas and enclosed is provided
- Allotments behind existing equated to 2837.92sqm which has been exchanged to 2574.54 sqm (Casual and equipped) so whilst giving us a different type of area to that of the allotments it has been reduced.
- I am presuming that the blue areas are all accessible.
- Will the streets be definitely lined with trees / accessible natural green spaces as when it comes to the REM Highways will probably object
- What’s an enhanced LEAP in comparison to a LEAP and this needs to be defined in the S106 agreement. Also the equipped trail in the accessible natural green space areas.

Please take the above in to consideration when determining the application as it is ultimately the officers decision as to whether the POS needs are met in the layout and to establish from others IF the allotments are surplus to requirements to allow more equipped.

Interested to know if there are more number of dwellings with the change of allotments to open space and those plots now adjacent to existing residents.

Hope the above helps, are Green Spaces looking to adopt any of the areas – have they commented with the development being in Hinckley and where the outdoor sports will likely be spent at .

Please liaise with Ian Pinfold in Green Spaces.

Kind Regards

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Monday, July 15, 2024 3:32 PM

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Subject: FW: 24/00264/OUT - Open Space Typologies revised plan - comments

Hi Lesley,

Hope you are well? Please find attached and below some revised information in respect of open space for the above application. I have asked that you are re-consulted for 21 days on this.

Thanks very much.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant

Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Simon Atha <SimonAtha@boyerplanning.co.uk>

Sent: 15 July 2024 11:09

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Cc: Amy Harrison <AmyHarrison@boyerplanning.co.uk>

Subject: RE: 24/00264/OUT - Open Space Typologies revised plan - comments

Hi Louise

Hope you are well.

Further to your email below of 02 July please find attached an amended draft plan to show our intended amendments to the indicative landscaping and open space. As previously discussed, given landscaping is a reserved matter, once you are comfortable that we are indicatively able to provide for the requisite policy amounts that will be secured in the S106 agreement, we will update the relevant sections of the DAS accordingly. This approach will help avoid confusion down the line rather than submitting this plan as a drawing to form part of the application.

The changes are as follows:

- Removed the allotments following Lesley's comments.
- Reconfigured the eastern side of the development parcel to include another equipped area of play.
- Changed the typologies to the three categories shown and reallocated areas to the quantum's required.
- Reduced the western equipped play area to a LAP to enable a great degree of separation between this and the edge of the SuDS.
- Added 'Play on the Way' in 5 locations.
- Included the three 'squares' (two arrival squares and Sunnyside) within the casual/informal category.

Our landscape consultant's comments against the Open Space Officer's comments:

Corridors of amenity green space pose risk to children being able to play freely in these areas – please revise.

BLADE JB: These areas are now assigned as Accessible Green Space rather than casual informal as per the guidance from the LPA in their critique. This has been extended to any small thin/linear/corridor areas that form an important part of the indicative landscape scheme and provide for habitat linkages.

Where is the LAP which is supposed to be the area of "play" within the casual informal open space? Please could you clarify?

BLADE JB: The play provision is now within Casual Informal area, as well as the western LAP which would be set within the Accessible Green Space

There are no casual play areas in the vicinity of the development for casual open space, they seem very much leftover areas or buffers to the existing farms – please revise.

BLADE JB: The addition of POS to the eastern site area (replacing the allotments). Additionally, the Accessible Green Space runs across the northern site edge – these can be used too and this provision has always been there and is within a distance of 400 metres. We have included some Play-on-the-Way around this location also to try and make more of this.

Whilst it is noted that you are proposing to provide allotments, there are already new allotments on Hinckley West. As such, why can this not be additional open space instead?

BLADE JB: This has been done and allotments removed given the likely overprovision in the wider area.

The play areas are only just making the buffer to houses and very close to a balancing pond? Could this be reconsidered please?

BLADE JB: As per above

I trust the above revisions are acceptable to demonstrate that indicatively a policy complaint scheme can be delivered with the required amounts of open space as per Policy 19 of the Core Strategy and the Open Spaces Strategy.

We look forward to your comments accordingly.

Kind regards

Simon

Simon Atha

Associate Director

T 01509 278 668
M 07801995475
L [linkedin.com/boyer](https://www.linkedin.com/company/boyer)
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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Tuesday, July 2, 2024 3:56 PM

To: Simon Atha <SimonAtha@boyerplanning.co.uk>; Amy Harrison <AmyHarrison@boyerplanning.co.uk>

Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Subject: 24/00264/OUT - Open Space Typologies revised plan - comments

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Dear Simon/Amy,

The S106 Monitoring and Open Space Officer has had a look over the recently submitted revised open space typologies plan and has raised some concerns, which, I also agree with. Therefore, in my view as case officer, this will need revising/changing before we can positively progress the open space aspects of this development proposal.

Firstly, and, to be clear (for Hinckley and Bosworth) there are 4 main types of open space provision:

- Equipped
- Casual informal
- Outdoor sports and

- Accessible natural green space

By introducing 'other typologies' such as parks and gardens, we feel it is confusing matters and we want to ensure that adequate amounts of the four identified open space typologies are provided for please?

In addition to providing adequate amounts of open space, the spaces also need to be properly located and have a sense of purpose/be usable. It is felt that as currently proposed, some of the open space is just inappropriate or not suitably located.

For instance, where you have indicated amenity green space, some of these areas just seem to be simply 'corridors' of green space i.e. Lined trees / grass verges. In my view this is not appropriate amenity green space provision particularly for a development of this size. The monitoring officer has also raised the following concerns:

- 'Corridors' of amenity green space pose risk to children being able to play freely in these areas – please revise.
- Where is the LAP which is supposed to be the area of "play" within the casual informal open space? Please could you clarify?
- There are no casual play areas in the vicinity of the development for casual open space, they seem very much leftover areas or buffers to the existing farms – please revise.
- Whilst it is noted that you are proposing to provide allotments, there are already new allotments on Hinckley West. As such, why can this not be additional open space instead?
- The play areas are only just making the buffer to houses and very close to a balancing pond? Could this be reconsidered please?

Regards

Alex Jelley BA MSC MRTPI
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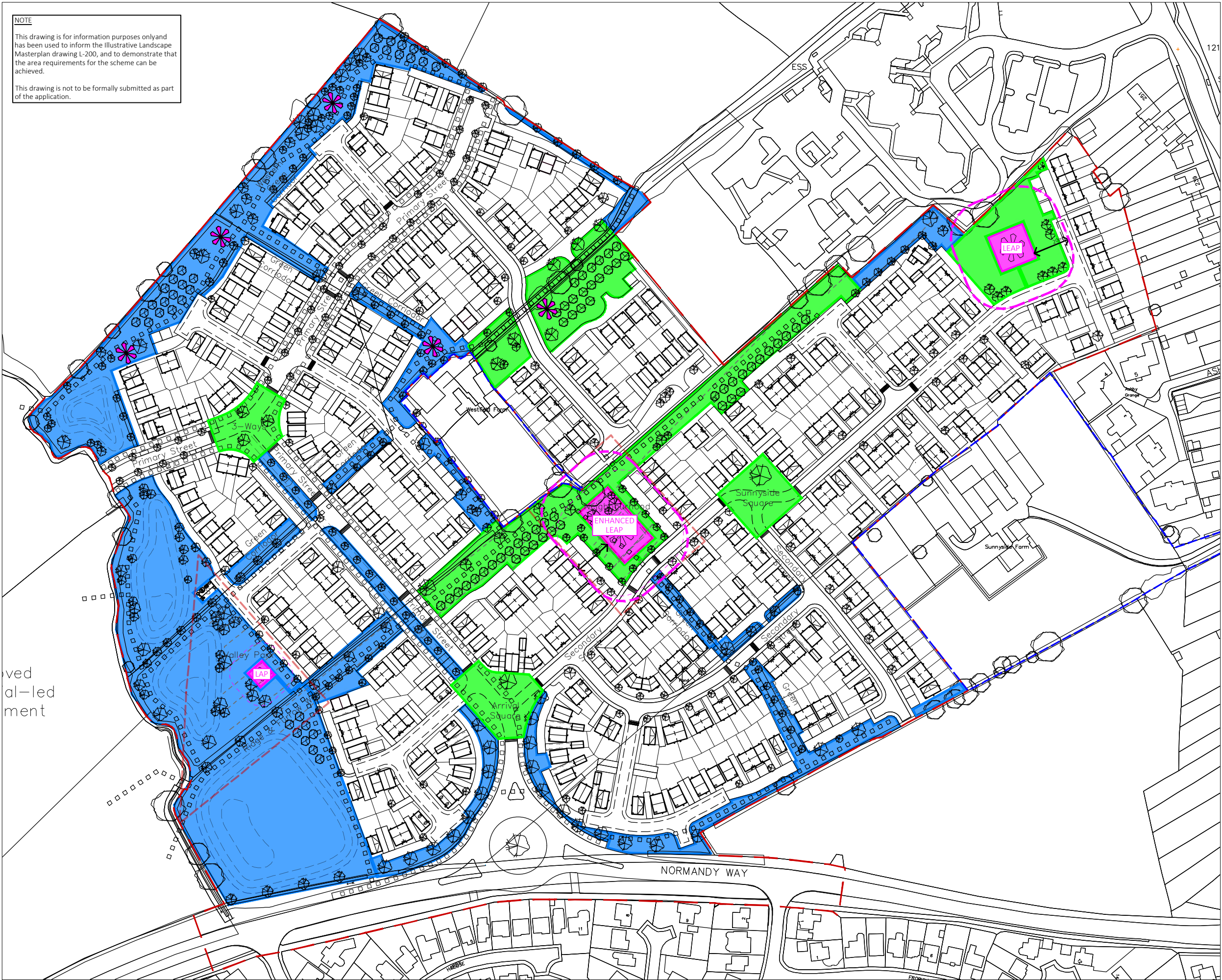
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NOTE

This drawing is for information purposes only and has been used to inform the Illustrative Landscape Masterplan drawing L-200, and to demonstrate that the area requirements for the scheme can be achieved.

This drawing is not to be formally submitted as part of the application.



RICHBOROUGH

ZLA_1467

Hinckley

L-300

Landscape Typologies

date January 2024

status information

rev F

A	Updated illustrative layout F	22/02/24
B	LEAP area dimensions amended	12/06/24
C	Typology area key information added	18/06/24
D	Play buffer zones added	21/06/24
E	Updates to amended layout	09/07/24
F	Amendment to key	12/07/24

LEGEND

- Accessible Natural Green Space
Requirement: 1.6600 ha
Actual provision: 3.1425 ha
- Casual/Informal
Requirement: 0.697 ha
Actual provision: 1.2941 ha
- Equipped - 20m buffer
Requirement: 0.1494 ha
Actual provision: 0.1494 ha
 - Ino. LEAP
 - Ino. ENHANCED LEAP
 - Sno. Play on the Way)



scale 1 : 2,000 @ A3

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