

Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Date: 20 December 2023
Our ref: 61188/04/JK/MSe/26557505v3

Dear Sirs

Application for Hybrid Planning Permission: Land to the South of Burbage

Redrow Homes Limited and Peter Andrew Farmer (“the applicants”) have instructed Nathaniel Lichfield & Partners (“Lichfields”) to submit a hybrid planning application on Land South of Burbage (“the Site”), for the following development:

“Hybrid planning application for (a) a full planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and (b) an outline planning application for a residential care home and up to 11no. self-build plots.”

The Site comprises of c.26.498 hectares [ha] of land mainly used for agricultural pastureland. The Site slopes towards the south east from the highest part in the north at approximately 126mAOD to the lowest part in the south at approximately 107mAOD.

The site itself is comprised of nine irregular parcels of greenfield land that are currently used for pasture grazing of agricultural livestock. In addition the site is occupied by the Burbage Fields Farm house and associated outbuildings, located to the south west of the site.

The Site abuts the Burbage settlement boundary, immediately adjacent to the Ambion Way residential development to the east, and further residential development along Bullfurlong Lane and Coventry Road to the west and north. The Site is located c.600m from the centre of Burbage, c.2.7km to the south of the centre of Hinckley, and c.20km to the south-west of the centre of Leicester.

The proposal has been prepared following a web-based public consultation event. It is accompanied by a comprehensive range of technical documents which assess a range of environmental matters associated with the development to ensure that the scheme can be accommodated without any harm arising.

The application submission is being made via the Planning Portal (Reference: PP-12134995) and comprises the following documents:

A suite of technical reports and drawings have been prepared in support of the application. These documents comprise:

- Application Form;
- Statutory Planning Application Fee;
- Covering Letter, prepared by Lichfields;
- Planning Statement, prepared by Lichfields;
- Statement of Community Involvement, prepared by Lichfields;
- Economic Benefits Assessment, prepared by Lichfields;
- Economic Benefits Infographic, prepared by Lichfields;
- Housing Mix Report, prepared by Lichfields;
- Design and Access Statement, prepared by Redrow Homes Ltd;
- Planning Drawings, including:
 - Site location Plan
 - Topographical Survey
 - Site Sections Plan
 - Site Layout Plan
 - Coloured Site Layout Plan
 - Character Area plan
 - Landscape masterplan Sheet 1 of 2
 - Landscape masterplan Sheet 2 of 2
 - Enclosures plan
 - Materials plan
 - Affordable Housing Plan
 - Surface Materials plan
 - Bin Refuse plan
 - Highway Adoption plan
 - Fire Distance plan
 - Management Company plan
 - Parking Strategy plan

- Road Hierarchy plan
- Man Co Plan
- Engineering Layout Sheet Location Plan
- Engineering Layout Sheet 1 of 6
- Engineering Layout Sheet 2 of 6
- Engineering Layout Sheet 3 of 6
- Engineering Layout Sheet 4 of 6
- Engineering Layout Sheet 5 of 6
- Engineering Layout Sheet 6 of 6
- Drainage Strategy Sheet 1 of 6
- Drainage Strategy Sheet 2 of 6
- Drainage Strategy Sheet 3 of 6
- Drainage Strategy Sheet 4 of 6
- Drainage Strategy Sheet 5 of 6
- Drainage Strategy Sheet 6 of 6
- Street scenes Plan
- Constraints Plan
- Housetype Brochure
- Affordable Housing Brochure
- Garages Brochure
- Landscape and Visual Impact Assessment, prepared by Pegasus Group;
- Transport Assessment, prepared by Rodgers Leask Ltd;
- Residential Travel Plan, prepared by Rodgers Leask Ltd;
- Air Quality Assessment, prepared by RSK Environment Limited;
- Noise Assessment, prepared by RSK Environment Limited;
- Flood Risk Assessment, prepared by Rodgers Leask Ltd;
- Hydraulic Modelling Study, prepare by Rodgers Leask Ltd;
- Ecological Appraisal and associated Protected Species Surveys, prepared by FPCR Environment and Design Limited;

- Ecological Mitigation Strategy, prepared by FPCR Environment and Design Limited;
- Biodiversity-Net-Gain Metric, prepared by FPCR Environment and Design Limited;
- Phase I Geo-environmental Desk Study, prepared by Rodgers Leask Ltd;
- Arboricultural Assessment, prepared by FPCR Environment and Design Limited;
- Agricultural Land Classification and Soil Resources Assessment, prepared by Reading Agricultural Consultants Ltd;
- Archaeological Trial Trenching Evaluation Report, prepared by Headland Archaeology (UK) Ltd;
- Site Waste Management Plan, prepared by Ecoefficiency Limited;
- Archaeological Desk-Based Assessment, prepared by RSK Environment Limited;
- Geophysical Survey Report, prepared by Headland Archaeology (UK) Ltd; and
- Utilities Assessment, prepared by Mewies Engineering Consultants Ltd.

The statutory fee for hybrid planning permission of £106,126.00 being the requisite fee in this instance, will be made via BACS transfer. The Planning portal requisite reference will be quoted as part of the BACS transfer, to allow the payment to be easily matched to the application.

If you have any questions relating to this submission, please contact me in the first instance. We look forward to receiving confirmation of the validation of this application in due course.

Yours faithfully

Myles Wild-Smith
Associate Director