

Response to Consultee Comments

Project name: Sketchley Grange
Date: 13 March 2024
Project number: P23-2283
Reference: 23/01204/REM

This note is in response to the Planning Performance Agreement (PPA) Meeting Update prepared by Hinckley and Bosworth Borough Council dated 8 February 2024. In addition, the following revised and additional documentation has been submitted to address the comments as outlined below:

Revised Documentation

- Colour Masterplan (Ref: TGDP/SG-BH/CMP-1 Rev B)
- Colour Planning Layout (Ref: TGDP/SG-BH/CPL-1 Rev B)
- Planning Layout (Ref: TGDP/SG-SB/PL1 Rev B)
- Planning Layout 1:500 (Ref: TGDP/SG-SB/PL1:500 Rev A)
- Charles Church Housetypes Sketchley Grange, Burbage Rev02
- Boundary Treatment Plan (Ref: TGDP/SG-BH/BTP-1 Rev B)
- Materials Plan (Ref: TGDP/SG-SB/MP-1 Rev B)
- Streetscenes (Ref: TGDP/SG-SB/SS1-4 Rev A)
- Detailed Soft and Hard Landscaping Plans (Ref: JBA23/348-01 to JBA23/348-16 Rev D)

Additional Documentation

- General Arrangement Planning (Ref: 23053/050)
- Swept Path Analysis Planning (Ref: 23053/051)
- Garden Schedule (Ref: TGDP/SG-SB/GS)
- Parking to Garden Ratio (Ref: TGDP/SG-SB/PGR)
- POS Categorisation Plan (Ref: TGDP/SG-BH/POS-CP)

Further to our meeting on 11th March, the following plans/documentation will be updated and additional information submitted asap, including:

- PRow Plan
- Garage elevations/floor plans
- Substation elevations/floor plans with material details
- Biodiversity Management Plan (sent via email on 12/03/2024)
- Revised Planning Layouts and Detailed Landscaping to accommodate updated plot 85 position
- Revised POS Categorisation Plan to remove onsite outdoor sports provision

<u>Paragraph reference</u>	<u>Comment</u>	<u>Action</u>
4.4/4.5	Affordable Housing – applicants tenure mix is not compliant with NPPF requirement for 10% of all dwellings to be for affordable homes ownership.	It has been agreed with Housing Officer that 25 affordable housing units is acceptable. Tenure mix has been updated as follows: <u>Affordable housing tenure split:</u> • 11no. Affordable Rent • 3no. Affordable Home Ownership • 11no. Intermediate Deed of Variation will be submitted to capture the change in tenure.
4.6	Burbage Parish Council welcomed the provision of open space and requested a discussion on transferring open space/formal play areas into ownership by the Parish	Persimmon have had a meeting with Parish Council to discuss and Parish Council will take on management of informal open space and equipped play area. Confirmation of management of open space to be made to the Council when necessary as per clause 4.2.4 of UU.
4.13–4.15	LCC Ecology initially requested updated ecological surveys – applicant responded that they are not required as agreed in the UU from the outline (Clause 4.15–4.19) Clause 4.15 of the UU states that applicant must submit a biodiversity and landscape management masterplan. E.g. Badger Survey	Biodiversity management plan is being finalised. To be submitted shortly.
4.18	List of amendments from LCC Highways	Addressed in planning layout (Rev B) but need to discuss street trees with highways officer – meeting has been requested.
4.19	Boundary Treatments: • Balancing pond • Wildlife pond • Onsite play areas	See Detailed Landscaping Plans showing 3 Bar Post and Rail Fencing, 1.2m high around balancing and wildlife ponds. Knee rail around onsite play areas.

4.20	Boundary Treatments on edge of green spaces/verges of residential development, for example, Plots 79/80	See Drawing TGDP/SG-BH/BTP-1 Rev B for Plots 79/80 for 0.9m estate rail. Detailed Landscaping Plans show hedgerows/trees to define other edges.
4.21	Clarity on knee rail boundary treatment does not continue along the pathway to plots 49 and 50 and disparity of boundary treatment of plot 24's garden	Continues along land budget plan demarcated areas.
4.22	Finish of Public Footpath	Refer to the Detailed Landscaping Plans that show surfacing of footpaths in POS. The Parish, who are adopting the Open Space, have requested hoggin paths in the POS, not tarmac.
4.23	Request for cultivated turf and amenity grass areas to show difference between mowed pathway, the cultivated strip and wildflower mix	Detailed landscaping plans updated to show distinction between mowed pathway, cultivated strip and wildflower mix in the amenity grass and cultivated turf areas.
4.28	Council's pollution officer expressed concerns relating to potential noise impact from the hotel upon future residents – requested that a noise impact assessment is revised to take into account noise levels that may not have been audible during monitoring period.	There is no planning permission for the hotel to hold outside events so this would be covered by the Environment Act – Statutory Nuisance. Chapter 3.2 of the Noise report assesses the impact of the commercial noise 'No fixed plant noise was audible on site from the hotel located to the North.' As agreed, case officer to speak to EHO.
4.29	Provision of open space required for the development includes: • 457.2m² of equipped children's play space • 2,133.6m² of casual/informal play spaces • 4,876.8m² of outdoor sports provision	See POS Categorisation Plan (Ref: TGDP/SG-BH/POS-CP Rev A) and detailed landscaping plans which seek to accord with officer's comments. Outdoor Sports provision will be dealt with via offsite contribution. DoV to UU to be submitted to capture requirements.

	• 5,080m² accessibility natural green space Should sufficient onsite open space not be provided, contributions will be required to offsite open space.	
4.34	Awaiting responses from Hinckley Arena Committee, LCC Developer Contributions, Ramblers Association and Severn Trent Water	No responses received.
5.5	• Scale bars on Proposed Site Layouts • Plan to show 5m vegetation buffer zone as per condition 8 • Materials of substation • What are red lines running through south of the site	• Scale bars added • RM layout accords with Land Budget Plan – approved plan of outline consent and so there are 5m buffer from retained hedgerows • Substation details to be sent shortly • 3 red lines are the sewer and 7m easement as shown on Coloured Planning Layout.
5.6	LPA will not accept meter boxes on elevations facing highways or public areas	Note to be provided on planning layout outlining this and to detail mid-terrace plots on will include this.
5.7-5.9	Permeability required along edge of development rather than dead ends due to private driveways.	Layout now includes pedestrian footpath from plot 69 to the PRoW. Connection to this path is shown from the highway between plots 67 and 50.
5.10/5.11	Limited connectivity to the Public Right of Ways, Bridleway U67 and Footpath U64, on the eastern boundary of the site. Also issue with hoggins and mown paths and reduction of use of paths during poor weather.	Connectivity to U64 and U67 has been shown and updated.
5.12	Demonstrate 20mph design speeds	Planning Layout has been updated to reflect this.
5.13	Make car free travel more attractive, safe and convenient.	See changes to 5.7-5.9.

5.14–5.16	Limited natural surveillance of public open spaces and number of dead elevations to these spaces e.g. onto the pocket park such as Plot 23.	Follows Land Budget Plan re open space. Natural surveillance of pocket park to east is via plots 25 and 26.
5.18–5.19	Oxwich house type plots to the south and western corners of the site could make greater benefit of the open views of the site.	Juliette balconies are provided on Oxwich House Type providing open views of the site.
5.20	Scheme does not provide memorable spaces or building groups.	The proposed development represents a well-designed contemporary housing development that respects the characteristics of the area whilst enhancing POS and biodiversity. The primary street provides a strong tree lined legible route with views to the open countryside from the spurs leading from the primary street.
5.21	The development also utilises dual aspect homes on street corners with windows serving habitable rooms and street planting, which is supported by Consideration 07 (Well-Defined Streets and Spaces) . However, the side elevation to Plot 33 requires further review due to the prominent views of the property from the primary street.	Plot 33 is a corner turning property and addresses both streets.
5.22	Cul-de-sac street pattern which creates disconnected streets, paths and routes	See response to 5.7–5.9.
5.23	Consideration of healthy streets e.g. benches/ areas to sit and relax within the open space and streets.	Detailed Landscaping Plans now show benches within open spaces.
5.24–5.25	The LPA has identified 72 plots feature more than 50% hardstanding at the front of a property. Please can this be reviewed and ensure that hardstanding does not constitute more than 50% of the front of a property, and that parking does not protrude in front of the building line when it is to the side of a dwelling.	See Parking to Garden ratio document for the main spine road. This demonstrates that when considering the full length and both sides of the road the amount of garden significantly exceeds parking (33% parking vs 67% Garden).

5.26-5.27	The LPA notes that cycle storage is not highlighted within any of the house type floor plans, nor the Proposed Site Plan. Therefore, please can appropriate cycle storage be provided within revised plans.	Cycle storage would be within the garages. Sheds provided for properties without garages.
5.28	Green spaces between plots 69 and 83 are small and offer little public, private or biodiversity value that are most likely to become neglected over time.	POS categorisation Plan shows character of new spaces. Plots 69 and 83 landscaping updated and improved as shown on Detailed Landscaping Plans.
5.29	No details of waste management provided.	Bin collection points shown with storage not dominating streetscene.
5.30	Plots 43 and 44 represent poor planning – can they be removed?	2no. units reduced to 1no. unit with Oxwich House Type with no juliette balcony and window obscured on rear elevation.
5.31	Additional soft landscaping for side boundary to plot 37 and side boundaries of plots 69 and 83.	See detailed landscaping plans – this has been provided.
5.32	Rear elevation to Type 50 house type no good design.	No change – does not impact streetscene and will be consumer choice. Also, due to Part O of Building Regs and required calculations, this restricts further amendments to windows as the properties have been designed around this specification.
5.32	No access to shared amenity space for Plots 91 and 92 and 115 and 116. These plots are front of building line also.	Access to shared amenity space provided to plots. No change has been made to the position of these plots as it would have a knock on effect to visual desire lines and pedestrian pathways.
5.33	Principal window of Bedroom 1 on Haldon House Type to be enlarged to improve design of the rear elevation.	No change – does not impact streetscene and will be consumer choice. Also, due to Part O of Building Regs and required calculations, this restricts further amendments to windows as the properties have been designed around this specification.

5.34	Rear elevation of Hollicombe House Type does not represent good design.	No change – does not impact streetscene and will be consumer choice. Also, due to Part O of Building Regs and required calculations, this restricts further amendments to windows as the properties have been designed around this specification.
5.35	Bamburgh House Type rear elevation does not provide a window for the kitchen – this should be provided.	No change – does not impact streetscene and will be consumer choice. Also, due to Part O of Building Regs and required calculations, this restricts further amendments to windows as the properties have been designed around this specification.
5.36	Bedrooms 3, 4 and 5 of Oxwich House type need to be redesigned and enlarged to improve the design of the side of the elevation	Part O of Building Regs and required calculations, this restricts further amendments to windows as the properties have been designed around this specification.
5.37	No closeboarded fencing on boundaries facing public spaces.	All boundaries adjacent to highways are shown as brick screen walls on boundary treatment plan.
5.40–5.42	Overlooking: • Plots 6 to 2 and 5 • Plots 9 and 10 • Plots 16 and 15 • Plots 43 and 44 • Plots 41 and 42 • Plots 85 and 82 • Plots 89 and 77	• Juliette removed from plot 6 • Juliette removed from plot 9 • Juliette removed from plot 9 • Juliette removed from plot 17 • Plot 43 and 44 now only one plot with juliette removed • Adjacent plots 43 and 44 now only one plot with juliette removed • Move Plot 85 forward • No overlooking from principal windows to habitable windows. 7m distance between garden and property. No change proposed here.
5.43–5.44	18 plots that do not meet the minimum separation distances – principal habitable windows to a blank side of neighbouring property	Reviewed layout and have checked that plots accord with separation distances.

5.45	Overbearing impact on outdoor amenity space for Plot 2 due to garages on all sides of plot.	Plot 2 garage moved to eastern elevation.
5.47-5.48	Private outdoor amenity space: • 2-beds – min 60m² with at least 7m length • 3-beds+ – min 80m² Identified 48 plots that fall foul of these requirements.	Gardens are close to recommended sizes – submit garden sizes plans to show only minor deficiencies from the ‘guidelines’. 18% of plots (22 out of 127 plots) fall below standard.