

4th January 2024

Mr Chris Brown
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicester
LE10 0FR

Dear Chris,

Submission of Reserved Matters Application, Land Off Sketchley Grange, Burbage, Leicestershire, in relation to outline planning application reference number 21/01131/OUT

Planning Portal Reference Number: PP-12588659

I am pleased to enclose a reserved matters planning application prepared by Pegasus Group on behalf of Persimmon Homes North Midlands for the reserved matter approval of appearance, landscaping, layout, and scale, relating to the erection of 127 dwellings with vehicular access from Sketchley Lane.

This application has been submitted via the Planning Portal (reference number: PP-12588659) and the following documentation has been submitted in support of the application:

1. Application Forms;
2. Planning Compliance Statement by Pegasus Group
3. Design Compliance Statement by Pegasus Group
4. Masterplan by The Greenfield Design Partnership
5. Materials Layout by The Greenfield Design Partnership
6. Planning Layout by The Greenfield Design Partnership
7. Site Location Plan by The Greenfield Design Partnership
8. Site Sections by The Greenfield Design Partnership
9. Street Scenes by The Greenfield Design Partnership
10. Housetype Plans and Elevations by V-Real
11. CGI's by V-Real
12. Boundary Treatment Plan by The Greenfield Design Partnership
13. Landscaping by James Blake

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14. Drainage Statement by Travis Baker
15. Foul and Surface Water Strategy by Travis Baker
16. SUD's Maintenance Plan by Travis Baker
17. Swept Path Analysis by Travis Baker
18. FFLs and Site Levels by Travis Baker
19. Noise Impact Assessment by Omnia
20. Substation Details by Charles Church
21. Temporary Haul Road Access Plan
22. TOPO by SV Surveying

This letter also demonstrates how this reserved matter application conforms with the relevant conditions as set out in the appeal decision for outline planning permission 21/O1131/OUT. The relevant conditions are conditions 1-8:

<u>Outline Condition</u>	<u>Conformity Comment</u>
1. Details of layout scale, appearance, landscaping, and access.	Details of layout, scale, appearance, landscaping, and access (other than the vehicular access which was approved as part of the outline planning permission) is submitted with this reserved matter applications
2. Reserve Matters application relating to the outline to be made within 18 months of permission and the development shall be begun not later than one year from the date of approval of the last of the reserved matters to be approved.	The outline planning permission was approved via appeal on 4 th January 2023. This reserved matter is submitted within 18 months of the permission as required.
3. The plans and particulars of the reserved matters referred to in the above conditions shall include details relating to the: A. appearance of the development, including the aspects of a building or place that determine the visual impression it makes, including proposed materials and finishes, B. landscaping of the site including treatment of private and public space to enhance or protect the site's amenity	The following plans are submitted with this reserved matter application in accordance with this condition: A. Housetypes Pack – Dg_End_R25-901 B. Detailed landscaping plans JBA23-348 01 to 16 C. Planning layout – TGDP/SG-BH/CPL1



<u>Outline Condition</u>	<u>Conformity Comment</u>
through hard (boundary treatments) and soft measures and details of boundary planting to reinforce the existing landscaping at the site edges, C. layout of the site including the way in which buildings, circulation routes and open spaces are provided and the relationship of these buildings and spaces outside the development. This should include a design statement that sets out how consideration has been given to lower density to edges of site and higher density along main routes. It should also include a scheme for the treatment of the Public Right(s) of Way within the site, including provision for their management during construction, surfacing, width, structures, signing, landscaping and details of suitable crossings and safe segregation between equestrian users and vehicular traffic, in accordance with the principles set out in Leicestershire County Council's Guidance Notes for Developers, D. scale of each building proposed in relation to its surroundings, E. non-vehicular access for pedestrians, cycles, and equestrian users	D. Design Compliance Statement and Planning Compliance Statement
4. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: - Site Boundary Drg No epd4824_d002h received 08/09/21. - Demolition Plan Drg No epd4824_d043c received 08/09/21.	The site access and site boundary has been incorporated into the planning layout to support this reserved matter application. A planning compliance statement is submitted with this reserved matter application which Demonstrates compliance with the Building Heights Drawing

<u>Outline Condition</u>	<u>Conformity Comment</u>
- Sketchley Lane Site Access Drg No 50711/5501/002 received 08/09/21. - Building Heights Drg, no edp4824_d015k received 08/09/21. - Land Budget Drg No edp4824_d037n received 08/09/21.	
5. Any reserved matters application relating to scale or layout shall be accompanied by a scheme which details the proposed housing mix for the development which should be in accordance with the first paragraph of Policy 16 of the Core Strategy 2009. Development shall then be completed in accordance with the approved details	Details of the proposed housing mix for the development is provided in the design compliance statement submitted with this reserved matter application
6. RM applications relating to scale or layout should be accompanied by full details of finished levels, above ordnance data of ground floors of proposed buildings relating to the existing ground levels.	Full details of Finished Floor Levels and Site Levels have been submitted with the reserved matter application as prepared by Travis Baker
7. RM applications relating to layout, scale and appearance shall be accompanied by a scheme for protecting proposed dwellings from noise from road network and the hotel.	Refer to the Noise Impact Assessment submitted with this application.
8. Layout submitted at RM stage shall provide natural vegetation buffer zone of at least 5m	The natural vegetation buffer is demonstrated in the detailed landscape drawing.

Building Heights

The approved outline planning permission gives specific reference to requiring the development to comply with the Building Heights Drg, no edp4824_d015k received 08/09/21. This requirement was a result of the consideration as to whether the development would conflict with CS and DPD Policy DM4 and DM10. Policy DM4 seeks to protect the intrinsic value, beauty, open and landscape character of the countryside by safeguarding it from unsustainable development and where it does not have a significant adverse effect on the value, beauty, open character and landscape character of the countryside. Policy DM10c indicates that development will be permitted where it would



complement or enhance the character of the surrounding area, having regard to scale, layout, density, mass, design, materials and architectural features.

In determining the appeal on this site, the Inspector concluded that the development would not be in conflict with either policy. In coming to this view, the inspector referred to the Hinckley and Bosworth Landscape Character Assessment 2017 which locates the site within landscape character area F: Burbage Common Rolling Farmland. The Inspector recognised that the site displays a classic urban fringe character, being adjacent to an adjoining Business Park, hotel complex and housing areas, some of which are at a higher level. The Inspector carefully considered the visual impact of the development on the wider area and concluded that whilst the proposed housing to the south and east of the hotel would result in a permanent change in the landscape character, careful treatment of the layout, particularly the disposition of building heights and the choice of boundary and internal landscaping, overall the development would not appear unacceptably intrusive.

Charles Church have carefully considered the impact of the proposed development on the wider area and have sought to maintain the layout and buildings heights as per the proposed masterplan and approved building heights plan. A Design Compliance Statement is submitted with this reserved matter application which provides the evidence to confirm how Charles Church has maintained the proposed buildings heights through a series of site sections and visuals. This demonstrates how the reserved matter application fully accords with the requirements of the outline application, in this regard.

Housing Mix

Policy 16 of the Core Strategy requires a mix of house types and tenures to be provided on all sites of 10 or more dwellings, taking account of the type of provision that is likely to be required, based on table 3 in the Core Strategy and informed by the most up to date housing needs data.

The proposed housing mix comprises 102 open market properties and 25 affordable homes which are split between 19 affordable rent and 6 shared ownership properties.

In order to provide for a mix and density that is in keeping with the surrounding area, this reserved matter application is providing 127 homes instead of the 150 homes approved with the outline planning permission. This is approximately 32 dwellings per hectare which is below the requirement in Policy 16 of 40 dwellings per hectare but is more fitting for the development on the edge of the village. This density is also in keeping with the surrounding areas which are characterised by low density, suburban, large, detached family homes.

The proposed housing mix was discussed with the Local Planning Authority prior to the submission of the reserved matter application. This has led to the following proposed housing mix:

House type	Amount	Percentage
1 Bed	4	3
2 Bed	19	15
3 Bed	35	28
4 Bed	46	36
5 Bed	23	18
TOTAL	127	

The mix of homes provides an excellent range of house types and sizes and will make a significant contribution to the needs of the community.

The proposed affordable housing includes a policy compliant provision of 20% affordable housing with a tenure split of 75% affordable rent and 25% shared ownership. The proposed mix is below:

Housetype	Rent	Intermediate
1 Bed	4	
2 Bed	9	3
3 Bed	6	3
TOTAL	19 (75%)	6 (25%)

The overall mix of homes has been provided in response to local need and demand and will provide a positive contribution to the local housing supply.

I trust the above is sufficient for you to validate the application, but should you have any queries or require any further additional information, please do not hesitate to contact me.

The application fee of £45,246 has been paid directly to the Planning Portal by the applicants to cover the planning application fee.

Kind Regards



Georgina Doyle
Associate
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