

[REDACTED]

From: [REDACTED]
Sent: 13 February 2025 13:51
To: Tim Hartley
Cc: Planning Folder New
Subject: RE: 24/01090/REM - Desford Lane, Ratby
Attachments: 12963-FPCR-XX-XX-DR-L-0003-P02-Detailed LEAP Plan.pdf; 12963-FPCR-XX-XX-DR-L-0004-P02-Detailed Play Trail Plan.pdf; 12963-FPCR-XX-XX-DR-L-0002-P01-Landscape Typologies Plan.pdf

Hi Tim,

Please find attached the typologies plan, as requested. For ease I have noted the sizes in sqm below as this is the metric used in the s106. As you can see the areas are far in excess of the values in the S106.

S106 requirement

- Informal play space- 3,780 sqm
- Equipped open space- 810sqm

On-site provision

- Equipped open space (0.095ha)- 950 sqm
- Informal open space (1.42ha)- 14,200 sqm
- Natural green space (1.68h)- 16,800sqm

I trust this is helpful.

Kind regards,
Alasdair


Alasdair Avila-Thorne
Associate Director




Marrons

No 1 Colmore Square, Birmingham, B4 6AA
DX721090 Birmingham 43



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 07 February 2025 13:39

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

Cc: [REDACTED]

Subject: FW: 24/01090/REM - Desford Lane, Ratby

This Message originated outside your organization.

Hi

Can this all be downloaded and put on the file please

I'll sort any re-consults on Monday

If there are any issues can you contact Alasdair direct as I'm finishing for the day now

Many thanks

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: [REDACTED]
Sent: 07 February 2025 13:34
To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>
Cc: [REDACTED]
Subject: RE: 24/01090/REM - Desford Lane, Ratby

I'm using Mimecast to share large files with you. Please see the attached instructions.

Hi Tim,

In addition to the below, please find attached the updated layout drawings in response to comments received and your design commentary alongside some further information below.

Revised Drawings

The following documents are attached:

- 082404-BEL-EM-01 A - Presentation Planning Layout
- 082404-BEL-EM-02 A - Supporting Planning Layout
- 082404-BEL-EM-03 A - Storey Heights Layout
- 082404-BEL-EM-04 A - Tenure Layout
- 082404-BEL-EM-05 A Unit Type Layout
- 082404-BEL-EM-07 A - Material Distribution Layout
- 082404-BEL-EM-08 - Boundary Treatment Plan
- 12963-FPCR-XX-XX-DR-L-0001 P05 - Landscape Strategy Plan

Updated Housetypes:

- WA-5B-2S-P2 - The Watchmaker Floor Plans
- WA-5B-2S-TC-E3 - The Watchmaker (H)
- BA-2B-2S-P2 - The Baker Floor Plans
- BA-2B-2S-TC-E3 - The Baker (H)

You will note the key changes include some re-organisation of plots to protect residential amenity, parking provision and promote permeability. In terms of the off-set distances, the majority of plots identified are now resolved. There is a mix of parking types throughout the site including frontage, tandem, side by side, as well as parking bays, which Bellway consider gives distinctiveness to the development without the site being extremely highway dominated.

Garden Sizes

In terms of your previous query on garden sizes, Bellway have undertaken an assessment and identified a total of 31 plots with non-compliant rear gardens, this equates to under 14% of the dwellings on the development. These are:

- 2 Bed Plots : 20,21,23,24,94,105,106,146,147,149,150,151,169,170,176,177,202,209 and 210 – Total 19 units
- 3 Bed Plots : 22,25,92,93,95,107,142,156,158,167,168 and 175 – Total 12 units

I would highlight that some of these are only marginally under the requirement (less than 2.5sqm). If you think a schedule would be beneficial in advance of the planning committee, we can get these completed for you.

LHA Commentary

In terms of the LHA commentary, we have set out a response below that aligns with the layout changes for ease:

- Speed control measures will need to be designed into the road layout. In this instance, the maximum distance between speed control measures, junctions or 90-degree bends is approx. either 60m or 40m depending on the design speed of the road. Further information can be found in Part 3, Section DG4, table DG8 of the LHDG. **Layout revised to accommodate**
- Further to the comment above, the minimum plateau length of vertical speed control measures should be 8m, and the ramps should not conflict with the access drives of the dwellings. For further information, please see Part 3, Figure DG5e of the LHDG. **Now incorporated**
- The continuous footway arrangement at junctions where the footway has priority and is slightly setback (and ramped), should be removed for junctions within the adoptable highway. A vehicle crossing across the footway can be used where serving private drives (e.g., plots 22-26). **Now removed**
- Tactile paved uncontrolled pedestrian crossings should be provided and shown at junctions/where appropriate.
- The shared surfaces proposed should be in accordance with the Residential Access Way column in Part 3, Table DG1 of the LHDG. Shared surfaces are to be a completely flush block paved 7.5m corridor, consisting of a 4.8m 'carriageway' and 2x1.35m 'footways'. **Now incorporated**
- There are five or less plots fronting onto the roads serving: (8,9,33,16), (78,79,80,86,87), (44,45,52,65,66) in line with Part 3, Para. 3.5 of the LHDG this should be redesigned to increase the number of frontages, or not be proposed for adoption. **The road is serving more than five plots as such will be put forward for adoption**
- Bend widening should be implemented at the appropriate bends, in line with Part 3, Para. 3.33 of the LHDG. **Now incorporated**

- Forward visibility splays are required and the areas within the splays should be conveyed as highway outside Plots 1-2, 46 and 179, in accordance with the LHDG. For further information, please see Part 3, Figure DG2b of the LHDG. **Now Shown**
- The junction radii should be 6m for any side roads. For further information please see Part 3, Table DG5 of the LHDG. **Now incorporated**
- The Applicant should also ensure that radii for turning heads are 7.5m. Please see Part 3, Figure DG4b of the LHDG for further information. **This has been reviewed and incorporated where possible**
- Some turning heads are unnecessarily large as they do not need to be extended beyond the radii. The Applicant should shorten the turning head to just beyond the tangent points of the radii and extend the private drives to suit. Please see Part 3, Figure DG4b of the LHDG for further information.
- Bituminous 2m footways should be provided on both sides of the carriageway, where there are plots fronting onto the highway. **Noted**
- A minimum 1m service margin should be shown at the end of turning heads. **Noted**
- Any isolated and/or interconnecting footpaths would not typically be considered for adoption. If they were to be offered for adoption, they may incur an additional commuted sum. **Noted**
- Clarification is sought regarding the junction/road heading southwest, close to the site access. Is this to connect to another development? **Now revised to show retained farm access only**
- The Applicant should provide refuse vehicle tracking of the site using an 11.2m long vehicle. Refuse collection points for the private drives should be detailed on the layout drawing(s), and any private drives with collections to take place more than 25m from the highway will need to be designed in line with Part 3, Para. 3.196 of the LHDG. **Attached**
- The Applicant should also be noted that the carry distance for householders on private drives should not exceed the ideal maximum of 30m (The Building Regulations 2010, Drainage and Waste disposal Approved Document H, Para. 1.8, Page 54) **Noted**
- The tree species will need to be agreed, to ensure a clear stem height, as to not impede on highway users' visibility. This will be checked further and approved at the S38 stage. **Noted**
- Consideration of root barrier/deflection treatment will be required when proposing trees/shrubs adjacent to the footway. This will be checked further and approved at the S38 stage. **Noted**
- Trees and landscaping can be proposed within the highway extents, but trees must be sited within a 2m grass verge, and any verge areas should be more than 10m² each. **Noted**

As requested, please find attached the Refuse Vehicle Swept Path Tracking.

LLFA Response

Additionally, please find attached the Revised Drainage Strategy and supporting calculations attached to support the 2-pond strategy in response to the LLFA consultee response. For your information, Bellway are not proposing porous paving as they are showing drives discharging into swales.

Further information to be submitted

Finally, the on-plot and play area plans will follow separately along with the open space typologies plan requested. I know you said this did not need to be consulted on but would be helpful for your committee report.

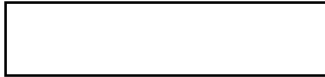
If you can action the re-consultation that would be much appreciated.

I appreciate there is a lot of information above, so if a call would be helpful to run through or if you have any queries, please let me know.

Kind regards,
Alasdair

Alasdair Avila-Thorne
Associate Director



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From: Alasdair Thorne

Sent: 04 February 2025 15:52

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Amy Gilliver <Amy.Gilliver@bellway.co.uk>

Subject: 24/01090/REM - Desford Lane, Ratby

Hi Tim,

Further to our meeting a couple of weeks ago and the points discussed, Bellway are in the final stages of updating the various plans which should be with you later this week.

In the meantime, I have attached the Ecology Technical Note in line with the request from the LCC Ecology. This should enable her holding objection to be removed.

Amy has also provided an example Transfer Deed (TP1) which demonstrates how they restrict the removal of trees and/or hedges to the front gardens – see Schedule 3.

In respect of the HBBC ES Pollution 1 consultee response and question on the noise report, I can confirm that the Full mitigation plans are already provided within the appendices to the Acoustic Assessment.

Our consultant has confirmed that *“In terms of external mitigation, i.e., recommended screening adjacent to Stonecraft, this is shown on drawing 29158_04_120_03 in Appendix D, whereas internal day and night-time mitigation is shown in Appendix F. It should be noted that the drawings in Appendix F need to be read in conjunction with Table 8.1 within the body of the report.”*

Again, I believe this should overcome any concerns expressed by the consultee.

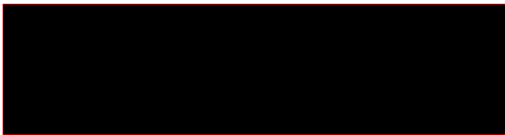
Amy has also confirmed that all plots are NDSS compliant.

You mentioned that you could provide the public comments received following their redaction – are you able to send these across? I note the Parish Council objection is now online but does not provide anything substantial requiring a response.

I will circulate the updated plans once received.

Kind regards,
Alasdair

Alasdair Avila-Thorne
Associate Director



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