

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

Date: 7 March 2025

Our ref: 61188/04/JK/LGa/33521009v1

Dear Alex

Land at Burbage Fields Farm, Bullfurlong Lane, Burbage

On behalf of our client Redrow Homes Limited and Peter Andrew Farmer (“the applicants”), Nathaniel Lichfield & Partners (“Lichfields”) have been instructed to resubmit plans and technical reports in respect of planning application 24/00083/HYB, relating to the Land at Burbage Fields Farm, Bullfurlong Lane, Burbage.

This cover letter sets out the background to the original application, a summary of the key changes to the scheme, and a list of the plans and technical reports which accompany this resubmission.

Background

A hybrid planning application in respect of Land at Burbage Fields Farm, Bullfurlong Lane, Burbage was submitted to Hinckley and Bosworth Borough Council on the 23rd of January 2024 for the following development:

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

Following discussions with the Council and relevant statutory consultees, further changes were made to the layout of the scheme, and a resubmission pack was issued to the Council on the 29th of August 2024.

This further resubmission now seeks to address comments provided by Leicestershire County Council [LCC] Highways and seeks minor amendments to the illustrative development strategy.

Summary of Key Changes

An addendum to the Design and Access Statement [DAS] has been submitted to the Council as part of this resubmission. The DAS outlines the proposed design updates to the Illustrative Masterplan, and a summary of the key changes to the proposed layout of the development are as follows:

- The introduction of a section of segregated cycleway from the Coventry Road entrance into the site for approximately 440m.
- A shared foot/cycle network loop around the development core, designed to LTN 1/20 cycle infrastructure design standards and also in line with the new LCC highway design guide.
- The shared foot/cycleway extends to the emergency access link on the eastern edge of the site on Workhouse Lane.
- Updates to the road network to reduce the amount of shared private drives; and
- Raised tables have been added along the road network as speed control measures.

Along with changes to the highways, there has been a minor amendment to the affordable housing mix, reducing the percentage of 1 bed units, in line with comments from the housing officer. There are negligible changes to the positioning of some dwellings within the layout, however, these do not amount to any significant change to the masterplan.

Care has been taken when making changes to the planning layout to conform to 'The Good Design Guide' SPD and the 'Building for a Healthy Life' design guides.

Resubmission Pack

In the context of the changes to the layout of the scheme, the technical evidence has been updated where necessary. The following documents have therefore been submitted to the Council through a WeTransfer link:

- Covering Letter, prepared by Lichfields;
- Design and Access Statement Addendum (P22-2560_G003), prepared by Pegasus Group;
- Planning Drawings:
 - Location Plan (1693-08-02-120)
 - Character Area Layout (1693-08-02-164 Revision A)
 - Bat Boxes, Bird Bricks, and Hedgehog Highways (1693-08-02-100)
 - Parking Strategy Plan (1693-08-02-147 Revision A)
 - Surface Materials (1693-08-02-140 Revision A)
 - Affordable Housing Plan (1693-08-02-132 Revision A)
 - Highway Adoption Plan (1693-08-02-122 Revision A)
 - Site Layout (1693-08-02-100 Revision A)
 - Materials Layout (1693-08-02-111 Revision A)
 - Site Layout (1693-08-02-100 Revision C)
 - Road Hierarchy Plan (1693-08-02-148 Revision A)
 - Bin Refuse Plan (1693-08-02-145 Revision A)

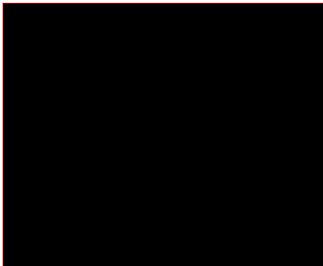
- Man Co (1693-08-02-144 Revision A)
- Topographical Survey (1693-08-02-128)
- Fire Distance Plan (1693-08-02-127 Revision A)
- Enclosures Plan (1693-08-02-121 Revision A)
- Street Scenes (1693-08-02-112)
- POS Area (1693-08-02-103 Revision A)
- Site Section (1693-08-02-116 Revision A)
- Private House Type Pack
- Affordable House Type Pack
- Garage Type Pack
- Consolidated Drainage Strategy Sheet 1 of 3 (FW2285-D-410-01 Revision A4);
- Consolidated Drainage Strategy Sheet 2 of 3 (FW2285-D-410-02 Revision A4);
- Consolidated Drainage Strategy Sheet 3 of 3 (FW2285-D-410-03 Revision A4);
- Engineering Layout Sheet 1 of 6 (FW2285-E-500-01 Revision A5);
- Engineering Layout Sheet 2 of 6 (FW2285-E-500-02 Revision A5);
- Engineering Layout Sheet 3 of 6 (FW2285-E-500-03 Revision A5);
- Engineering Layout Sheet 4 of 6 (FW2285-E-500-04 Revision A5);
- Engineering Layout Sheet 5 of 6 (FW2285-E-500-05 Revision A5);
- Engineering Layout Sheet 6 of 6 (FW2285-E-500-06 Revision A5);
- Illustrative Landscape Masterplan (P22-2560_EN_0007_F_0001);
- Landscape masterplan Sheet 1 of 2 - c-2109-01 Revision G;
- Landscape masterplan Sheet 2 of 2 -c-2109-02 Revision G;
- Arboricultural Assessment (9685 AA Rev D), prepared by FPCR Environment and Design Limited;
- Flood Risk Assessment (FW2285_FRA_001 V11) prepared by Rogers Leask Ltd;
- Biodiversity Net Gain Report (9685 Rev D), prepared by FPCR Environment and Design Limited;
- Metric 4.0 Calculation tool (04.02.25), prepared by FPCR Environment and Design Limited;
- Noise Impact Assessment (2061522-RSK-RP-001-(07)), prepared by RSK Environment Limited;
- Response to highways comments raised by statutory consultees (21390-RLL-24-XX-TN-D-5021), prepared by Rodgers Leask Ltd;
- Archaeological Desk Based Assessment (P22-353), prepared by RSK Environment Limited.



Summary

I trust the above is clear, however if you have any questions relating to this submission, please do not hesitate to contact me at myles.wild-smith@lichfields.uk.

Yours faithfully



Myles Wild-Smith
Planning Director
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