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Hinckley and Bosworth Borough Council,
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Rugby Road,
Hinckley,
Leicestershire,
LE10 OFR

16th July 2026

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Dear Ashleigh,

APPLICATION REF. 25/01213/OUT – OUTLINE PLANNING APPLICATION AT LAND SOUTH OF SACHEVERELL WAY, GROBY: RE-SUBMISSION OF INFORMATION

I write regarding the above outline planning application (Application Ref. 25/01213/OUT, “the OPA”) for the delivery of up to 180 new homes at Land South of Sacheverell Way, Groby (“the site”) to complete a focussed re-submission of information in order to address the comments received from statutory consultees, to facilitate the positive determination of the OPA at the earliest opportunity.

To assist in your processing of this re-submission and the associated re-consultation, a Schedule of Application Documents is included in the re-submission pack; identifying revised documents in red, and new documents in blue. That identifies that the re-submission includes the following information:

- Revised Site Masterplan;
- Revised Illustrative Masterplan (note that this document is illustrative in nature only, and is not intended to be an approved document);
- Revised Design and Access Statement;
- Public Open Space Plan (new document);
- Revised Flood Risk Assessment;
- Drainage Strategy Report (new document);
- Explanatory Drainage Technical Note (new document);
- Revised Ecological Appraisal;
- Revised Biodiversity Net Gain Report and associated Metric;
- Revised Arboricultural Impact Assessment.

An overview of the submitted material and the manner in which it responds to the comments received is set out below. Therefore, to expedite the re-consultation process, it is suggested that this letter is flagged to key consultees to provide a background to the new and updated documentation.

1. MASTERPLAN AMENDMENTS

Feedback from statutory consultees has been overwhelmingly positive in relation to the development proposals, with very few objections / outstanding comments. Therefore, the fundamental principles and parameters that underpin the development proposals have been retained within the revised Masterplan that is included as part of this re-submission. Indeed, only minor refinements have been required to address comments from the Public Open Space (POS) Officer and Leicestershire County Council (LCC) Highways, as outlined below.

PUBLIC OPEN SPACE PROVISION:

Comments have been received from the Council's POS Officer highlighting that POS provision should be made in line with the Council's September 2025 Open Space Assessment, and that the expectation is that developments of this scale will contribute to the off-site provision of the 'Allotments' and 'Parks and Gardens' typologies.

'Equipped / Designated Play' and 'Provision for Young People':

A review of the previous Masterplan has been undertaken against the 2025 Open Space Assessment, and this has identified the need to deliver a slightly increased coverage of the 'Equipped / Designated Play' and 'Provision for Young People' typologies. That has been reflected through amendments to the Masterplan and Illustrative Masterplan.

Whilst it is recognised that the Officer has suggested provision of a Neighbourhood Equipped Area of Play (NEAP) to meet the 'Equipped / Designated Play' standard and a Multi-Use Games Area (MUGA) to meet the 'Provision for Young People' typology, it is considered that the delivery of a NEAP **as well as** a MUGA would not be proportionate to the scale of development proposed. Rather, it is proposed that the development accommodates two Locally Equipped Areas of Play (LEAPs) and three Local Areas of Play (LAPs) to meet the standard for 'equipped / designated play' and a MUGA and separate young people's area to meet the 'Provision for Young People' typology.

The approach taken means that, rather than providing all 'equipped / designated play' and 'Provision for Young People' within single facilities, there will be a greater distribution of play spaces across the development; with facilities located towards the east and west of the site. That will ensure that all residents have a good level of accessibility to equipped play areas and young people's provision.

Moreover, the clustering of the proposed facilities will effectively mean that the constituent parts of a NEAP will be delivered across the site. The approach also ensures that the standards for both of the typologies will be met; as outlined below.

Therefore, the revisions to the proposals, as reflected in the Masterplan and Illustrative Masterplan, mean that there will be two distinct, well-designed and conveniently located clusters that will meet the 'Equipped / Designated Play' and 'Provision for Young People' typologies, as follows:

- Towards the east of the site, a co-located LEAP, LAP and MUGA, with associated orchard areas and attractive landscaping, which will be near to a key pedestrian / cycle access into the site and served by an important pedestrian / cycle link that will form part of the looped recreation route around the site;
- Towards the west of the site, a co-located LEAP, LAP and social space for young people with associated orchard area, which will link to a separate LAP near to the site entrance; facilitating 'play on the way' activity. As above, that area will be located near to a key pedestrian / cycle link (including an additional crossing across Sacheverell Way, as below), in proximity to the vehicular access, and served by a key looped footpath / cycleway around the site.

Location of Play Provision:

It is noted that the Designing Out Crime Officer (DOCO) from Leicestershire Police has queried the location of the play provision towards the east of the site; noting their recommendation that areas of play are *"accessible from all nearby homes and clearly visible, with no hidden or obscured sections"* to promote *"effective natural surveillance, which can help deter crime and antisocial behaviour."*

The location of the play areas achieves that. Indeed, the submitted Illustrative Masterplan provides an indication of how dwellings in the area will be laid out, based on the key principles of the Masterplan and Design and Access Statement (which will be approved documents), and outlines that each of the play areas will be directly overlooked by the front doors and windows of a number of nearby houses;

ensuring that there will be direct natural surveillance. Moreover, the proposed play areas are located on the key pedestrian / cycle routes into the development which will be well-used and therefore will provide an additional level of surveillance.

In that regard, the location of the play areas is considered to be wholly appropriate, and balances the provision of an attractive setting for the play provision, the relationship with the wider POS provision, provision of direct and active surveillance, and the need to also deliver an appropriate buffer to nearby properties.

Moreover, it is noted for the avoidance of doubt, following our recent meeting in relation to this matter, that there is no opportunity to deliver a centrally located play space(s) as the centre of the site will accommodate key drainage infrastructure to mitigate overland surface water flows. Indeed, locating a play space in the central green corridor would fundamentally undermine a number of the other key principles of the Masterplan, which in turn would limit the ability to achieve an efficient use of the site as required by NPPF Paragraph 128.

Compliance with the POS Standards:

In light of the changes as outlined above, the development will meet the on-site POS standards that were outlined in the POS Officer's consultation response. Indeed, a POS Plan has been submitted to demonstrate that, and highlights the following:

POS Typology	Requirement for 180 dwellings (ha)	Recommendation re: on-site or off-site provision	Provision on site (ha)	Comments
Parks and Gardens	0.15	Off-site	0.33	Whilst it is noted that the POS officer stated that off-site provision could be made, it is considered that sufficient provision has been made on-site to meet the standard.
Amenity Green Space	0.59	On-site	1.98	Standard met on-site as required.
Natural and Semi-Natural Green Space	0.86	On-site	3.00	Standard met on-site as required.
Equipped / Designated Play	0.11	On-site	0.11	Standard met on-site as required.
Provision for Young People	0.13	On-site	0.13	Standard met on-site as required.
Allotment	0.15	Off-site	0.12	An element of provision will be made on-site via the delivery of orchards. It is expected that a financial contribution will be made for the remaining 0.044ha.
Total	1.98	-	5.65	Overall POS requirement will be significantly exceeded.

Therefore, it is clear that the development will deliver a generous amount of POS across a full range of typologies; meeting each of the individual typology standards either on-site or off-site. In that regard, it is considered that the POS Officer's comments have been addressed.

PEDESTRIAN CROSSINGS:

As outlined below, direct discussions with LCC Highways and National Highways (NH) are ongoing. Most recently, BHL submitted a Highways Response Note to the parties that, amongst other matters, considered the provision of footpaths and crossings within and in close proximity to the site.

Within that note, the applicant accepted the merits of delivering an additional crossing point to the west of the western site access; mirroring the facility that is proposed to the east of the eastern site access. However, as set out in the Response Note, it is not considered that any additional highways interventions are necessary, aside from the upgrading of the existing Vehicle Activated Sign that is located on Sacheverell Way.

The delivery of the additional crossing point is reflected within the revised Masterplan and Illustrative Masterplan, which also shows an associated link from the crossing point to the internal pedestrian / cycle network (again mirroring the provision to the east). That necessitates an additional small area of hedgerow loss at the Sacheverell Way frontage to facilitate the link, which has been reflected in the updated Biodiversity Net Gain (BNG) Assessment and Arboricultural Impact Assessment (AIA).

DRAINAGE DESIGN:

As set out below, a drainage review has been undertaken in light of the comments received from the Lead Local Flood Authority (LLFA). That has identified that the drainage strategy remains robust and that the required standards can be met. Therefore, no changes are proposed to the drainage design at this stage.

DESIGN QUALITY:

The minor amendments as outlined above further enhance the design quality of the development and ensure that the proposals accord with all relevant design-related policies. Indeed, the proposals have been developed through a clear knowledge and understanding of the specific characteristics of the site and its surrounding area, and therefore the revised Masterplan and DAS clearly demonstrate that the proposals will facilitate the delivery of a high-quality new development that is connected to the existing urban form, sensitively integrated within the landscape context, and will use the site in an effective and efficient manner.

2. RE-SUBMITTED DOCUMENTATION

This re-submission contains a small number of revised / new documents to take account of the above revisions and respond to comments from statutory consultees.

BIODIVERSITY NET GAIN ASSESSMENT AND ARBORICULTURAL IMPACT ASSESSMENT:

As above, the BNG Assessment and AIA have been updated to take account of the amendments that have been made to the Masterplan, including the loss of a short length of hedgerow to provide access to the western pedestrian crossing across Sacheverell Way.

The revised version of the BNG Assessment also addresses the specific comments received from LCC Ecology (dated 11th March 2026). The Assessment also takes account of the likely removal and subsequent replacement of an internal hedgerow by Severn Trent Water as a result of works to their existing utilities within the site; notwithstanding that those works are effectively out of the control of BHL. The related BNG Metric has also been submitted as requested by the Council's Ecologist.

Notwithstanding the changes to the metric, and noting that the assessment will be updated to take account of the detailed design proposals at the Reserved Matters stage, it currently remains the case that the development will achieve in excess of a 10% net gain in habitat and watercourse units, and

that off-site units will be purchased to ensure the delivery of an overall 10% net gain in hedgerow units. That approach aligns with the BNG Mitigation Hierarchy.

ECOLOGICAL APPRAISAL:

Minor revisions have also been made to the Ecological Appraisal to provide clarity in relation to the condition of an existing ditch, in light of comments from the Council's Ecologist.

DRAINAGE DOCUMENTATION:

To address comments from the LLFA, a revised Flood Risk Assessment (FRA) and a Drainage Strategy ("DS", a new document for this application) have been submitted. The FRA and DS sit alongside the Hydraulic Modelling Report that was submitted with the OPA at its outset. The documents are also accompanied by a Drainage Response Note that signposts where the additional information that has been requested by the LLFA is contained within the technical documents.

The submitted documentation responds specifically to the queries received from the LLFA, and also take account of a meeting with the LLFA on 22nd April 2026, whereby the proposal to retain an existing culvert was discussed, and the LLFA were referred to previous correspondence that confirmed that the proposed approach was acceptable. Shortly after that, further written justification was provided with a view to agreeing that position once again, and that has been reflected in the submitted drainage documentation.

It is expected, therefore, that the submitted information will be sufficient for the LLFA to confirm that they have no objections to this application.

HIGHWAYS:

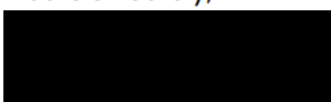
Direct correspondence between BHL's Transport consultant, LCC Highways and NH is ongoing, relating to the validation of the highways impacts modelling inputs that were utilised through LCC's Pan Regional Transport Model (PRTM). The Highways Response Note that was submitted to the Council on 1st June 2026 ('211040 – Sacheverell Way, Groby') is the most recent formal submission in relation to that matter.

Whilst a further holding objection was registered by NH on 2nd July, it reiterates comments that predated the recent submission of the Technical Note. Therefore, it is assumed that NH are in the process of reviewing the information that has been provided, and are seeking to extend their holding objection in the meantime. It is understood, however, that the parties are close to reaching an agreement as to the modelling inputs and outputs. If necessary, any further correspondence that is required to reach an agreed position will be formalised through the application process.

3. NEXT STEPS

Given the limited scope of the outstanding comments and queries, as outlined above, it is expected that the application will be in a position to advance to a favourable determination shortly. Indeed, that would ensure the timely delivery of an emerging allocation site, to assist in addressing the recognised Five Year Housing Land Supply shortfall in the Borough. Therefore, BHL would appreciate a discussion regarding the steps that are required to facilitate the timely determination of the application, and the likely timescales for that.

Yours sincerely,



Sam Perkins
Associate Planner