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**From:** Matt Jedruch  
**Sent:** 07 August 2025 17:23  
**To:** 'Hugh Harriman'  
**Subject:** RE: 25/00537/REM - Land North of A47 and East of Stoke Road, Hinckley

Hi Hugh,

I have discussed the proposal in depth with my Team Leader and I have the following comments to make.

- Plot 2 should be repositioned so that the triple tandem parking situation between plots 1 + 2 rearranged (the additional two parking space move to the north side of plot 1, and the entrance swaps to the south elevation).
- Plot 3: the parking spaces are located in a very prominent section of the main spine road – this should be re-designed.
- The presentation layout shows trees between the parking spaces for plots 6 – 13, however the other layout drawings demonstrate that this is not achievable. There should be areas of green relief at between rows of no more than 4 parking spaces.
- The design for the apartments (467-475) is weak and low quality and should be improved.
- Further to the comment above, the LPA is concerned that the contemporary house types proposed are not befitting of this site and should be replaced. The designs are lacking in terms of architectural detailing and the general design quality is too contrasting to the traditional house types. The LPA is generally unsupportive of flat roof dormers, particularly on front elevations.
- The row of plots 370 – 378 and 388 – 393 do not have sufficient green relief between parking areas.
- A wider point is that the character areas do not seem to correspond well with the house types proposed. This feeds in to the aforementioned concern of the LPA that the contemporary house types are not acceptable in this location/context.

Separately, please can you confirm/provide the following:

- Affordable tenure/mix so that we can assess the proposed mix for market and affordable separately. It is currently presented as a combination of market and affordable.
- A breakdown of the areas in sqm for open space typologies.
- Please can you provide some photos/artist impressions of the proposed house types on completed developments for review? It would also be helpful to see some 3D visuals of key areas within the character areas, such as the area around the LAP (Plots 194 – 201, 207 – 212, and 259 – 268).

If you have any questions or points which require clarification, please let me know.

Kind regards,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

**Tel:** 01455 255809

**Mob:** 07721857007

**Email:** [Matt.Jedruch@hinckley-bosworth.gov.uk](mailto:Matt.Jedruch@hinckley-bosworth.gov.uk)

**Web:** [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

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**From:** Matt Jedruch

**Sent:** 01 August 2025 14:49

**To:** 'Hugh Harriman' <Hugh.Harriman@vistry.co.uk>

**Subject:** RE: 25/00537/REM - Land North of A47 and East of Stoke Road, Hinckley

Afternoon Hugh,

Thanks for the call earlier this week.

I have been through the consultations and the outstanding matters are as follows:

LCC Highways – the full response is attached which requests additional information including (but not exclusive to): details of road and footway widths, bend widening, road classification, footway design, dropped crossing points, and junction visibility.

HBBC Arboricultural Officer – no tree survey/tree protection plan has been submitted, nor is there an ecological appraisal.

HBBC Affordable Housing – as discussed, we would request detail of the proposed tenure.

The key outstanding response is from County Ecology, and I have chased today and hope to have a response next week.

I am discussing the layout with my Team leader next Thursday, and will send some comments following this.

Many thanks,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

**Tel:** 01455 255809

**Mob:** 07721857007

**Email:** [Matt.Jedruch@hinckley-bosworth.gov.uk](mailto:Matt.Jedruch@hinckley-bosworth.gov.uk)

**Web:** [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

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**From:** Matt Jedruch

**Sent:** 24 June 2025 10:03

**To:** 'Hugh Harriman' <[Hugh.Harriman@vistry.co.uk](mailto:Hugh.Harriman@vistry.co.uk)>

**Subject:** 25/00537/REM - Land North of A47 and East of Stoke Road, Hinckley

Morning Hugh

I have just been discussing the proposal with our Housing Officer and we cannot find a plan outlining the quantum, location and tenure split of the affordable dwellings. Please can you send one over for review?

Thanks,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

**Tel:** 01455 255809

**Mob:** 07721857007

**Email:** [Matt.Jedruch@hinckley-bosworth.gov.uk](mailto:Matt.Jedruch@hinckley-bosworth.gov.uk)

**Web:** [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

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