

Jane Steel

From: Alex Jelley
Sent: 12 November 2025 11:43
To: Planning Folder New
Cc: Lesley Keal
Subject: 24/00083/HYB - Open space information
Attachments: 24-00083-HYB POS Calculation Combined.pdf; 1693-08-02-104 - Rev D - Types of POS.pdf

From:
Sent: 12 November 2025 10:12
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>;
Cc: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: *EXTERNAL:FW: 24/00083/HYB - Open space issues

Louise

We do have a typologies plan, yes, and it was updated (as of yesterday) to adhere to the new 2025 guidance on play and open space provision.

We did this given your email advising that if we didn't adopt the new standards, it would form part of the RfR. Whilst I don't agree with that approach, given the overprovision of POS on site in general, nor consider it fair to apply such new guidance with limited weight on such an advanced application, I don't want to have to cover this matter off at appeal.

All the play areas have increased in size, most notably the MUGA which is almost 4 times as big.

The revised typologies plan is attached, and I have instructed an update of the landscaping and BNG today. Hoping to get this all back and with you next week, along with an updated Planning drawing pack.

Please be aware that the BNG score will be negatively impacted by the increased size of play areas and loss of landscaping.

According to the POS calculation Lesley provided (attached):

- we meet the requirement for play (MUGA, LEAP and Equipped Trim Trails): combined total of 0.54ha
- we are overproviding on amenity green space: 1.53ha (1.38ha is required)
- we are overproviding on natural & semi-natural open space: 9.18ha (2.07ha is required)

Kind regards

Jen

Jen Towers MRTPI
Planning Manager

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 12 November 2025 08:59
To:
Cc: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: *EXTERNAL:FW: 24/00083/HYB - Open space issues

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Hi both,

Further to recent conversations/emails etc, I have been discussing this matter with the open space officer and tracking back further to open space issues and found the below email trail. I can't seem to locate a typologies plan which was requested by the open space officer back in August for this site? As a result, even using the old version of open space standards (2016) we don't have the necessary details for on-site open space provision and a plan to show the specific open space typologies for this proposal.

As such, I think we need to get this sorted out asap. We know that the site falls short of 2025 requirements but we also need to understand that the application adheres to the previous standards too with parameters plan/typology plan.

Further to the recent discussion about the shortfall in open space when considered against the 2025 assessment, the open space officer has also tabled a potential option. In this case, if on site provision cannot be fully accommodated (given submission of application was made in 2024) then there may be potential for further off site contributions? An example of this would include monies towards a Pump Track that Burbage Parish Council want to install next to the new development and a linked hard surfaced pathway from the pump track to Britannia Road Car Park which leads to the village / schools amenities etc?

This would be an added facility for a variety of children from young to older – similar to that what a MUGA brings?

Can you let me know if you did submit a typology plan/parameters plan further to the request in August and whether you are open to the proposed suggestions asap please?

Thanks very much.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From:
Sent: 01 September 2025 09:15
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc:
Subject: RE: 24/00083/HYB - Comments from the open space officer [LICH-DMS.FID203870]

Hi Alex,

Thank you for sending through these comments – we will revert back shortly.

As an aside, I note our EoT expired at the end of August. To facilitate the reconsultation on these documents, I can confirm that my Client would be agreeable to an EoT up until the 30th September, which I trust is acceptable?

Kind Regards,

Myles Wild-Smith

Myles Wild-Smith

Planning Director

BSc (Hons) MA MRTPI

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Lichfields.uk

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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: 22 August 2025 15:01

To: Myles Wild-Smith

Subject: FW: 24/00083/HYB - Comments from the open space officer

CAUTION: This email originated from an external source.

Hi Myles,

Please find below comments from the open space officer. Do you have a template of the open space spreadsheet? I think I sent one some time ago – but please let me know if you don't have it?

Regards

Alex Jelley BA MSC MRTPI

Development Services

Planning Consultant

Hinckley & Bosworth Borough Council

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Phone: 07900924128

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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Sent: 22 August 2025 13:04

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Subject: 24/00083/HYB

Hi Louise

Please see my overview of the plans that have been submitted 21 August 2025 for the above development / application:

- Lacking in policy requirement for equipped open space.
 - Approx 1657 required compared to approx. 1,500 including the MUGA which I don't believe should be .

- Area of LEAP is only 533sqm
 - NEAP and MUGA is 821sqm
 - Trim trail x 3 are approx. 100 sqm each (this probably equates to 3 pieces of equipment that are not significantly located in a “trail” around the site (they don’t flow)
 - LAP – very small one . One plan identifies a circle and other plan just labelled a whole area but its rich species grass
- Very small parcels of amenity green space / casual informal open space are provided but these are not quality usable areas they are strips alongside rich species grasses – whilst this is appreciated there needs to be additional amenity grass provided which provides usable quality areas
 - Accessible Green Space – Most of the open space is identified by its type of grass where most areas are rich species / existing which demonstrates its not casual open space
 - The access to the site and landscaping opposite is amenity grass so it’s appearance will be immaculate

Typologies plan would be useful to ensure the quantity being provided is correct.

Here is an example of the types of grass to be used in various area types- you will see that EM2 use is for Biodiverse Meadows and this demonstrates that its not casual amenity areas for play

Area Type	Recommended Mix	Key Traits
Children’s Play Areas	EG22	Durable, quick to establish, soft underfoot
Ornamental Lawns	EG22 (finer grasses)	Attractive turf, mowable to low height
Biodiverse Meadows	EM2	Wildflowers + grasses, supports pollinators
Low-Maintenance Zones	EM2 or bespoke mixes	Natural look, minimal mowing
Pathways & High Traffic	EG22 (ryegrass dominant)	Resilient to wear, fast recovery

EG22 mix



EM2 Mix



Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

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