
From: Ian Pinfold
Sent: 14 March 2024 09:35
To: Matt Jedruch; Lesley Keal
Cc: Paul Scragg; Tony Cunnington
Subject: FW: Hinckley West Football Pitches
Attachments: DE_155L_Cover Letter_2024 02 19_SP.pdf; DE_155_SP_001-Landscape Masterplan.pdf; DE_155_SP_003-Landscape Sections.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi both good morning, I note the changes detailed within the covering letter and the revised Landscape Masterplan (Ref DE_155_SP_002, Rev. B) dated the 25/01/24 with regards to reserved matters and discharge of conditions, The delivery of the sport pitches (Planning App Refs 23/01139/REMM & 23/01169/DISCON).

Levels and Drainage

The new levels detailed to the pitches are now more consistent in terms of facilitating surface water drainage. I am pleased to see to the eastern playing pitch, a land drain is to be installed to the south that will hopefully intercept any surface run-off. It would be useful, if further information could be supplied regarding this drain, a drawing showing construction details, also, the outfall details, whether this will be discharged into the developments suds system or into adopted system (STW).

In terms of the two pitches to the west there is no proposal to install a land drain to intercept surface water run-off at this stage. I noted, they detail “*they are comfortable that the pitches will drain sufficiently , although there would be a potential to consider an additional drain to the south of the western pitch if required*”.

My preference would be to see this drain to be a part of the reserved matter and in addition to this, an extra land drain at the end of the western pitch running north to south joining into the southern drain and then to the ditch system. This would greatly alleviate the potential flooding the adjacent areas to the south and west of the pitches. It again would be useful to establish the ownership of the ditch and whether the relevant permissions have been sort to discharge into this system.

It would also be beneficial to see the levels to the landscape surrounding the pitches in order to fully evaluate the overall impact of surface water run-off to the adjacent areas.

They detail the pitches will be topsoiled; it would be helpful to have further information in relationship to this work eg. the type of soil to be utilised (soil analysis details) the depth and a specification on how this work will be undertaken.

Soft Landscaping

The changes made to the soft landscaping are positive in terms of native species being utilised, and the increase in terms of site biodiversity.

Hard Landscaping

The changes detailed to the hard landscaping features, surfacing beneath benches, pathways increased to 3m width, security barrier proposed at the ends of the roads, knee rail installed to protect pitches, timber bollards protecting entrances of footpaths and bollards to the club house to be upgraded removable lockable bollards, are all greatly welcomed additions.

Regards Ian

Ian Pinfold

Green Space Manager

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*Save a tree...please don't print this e-mail unless you really need to***From:** Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>**Sent:** Tuesday, March 5, 2024 11:51 AM**To:** Ian Pinfold <Ian.Pinfold@hinckley-bosworth.gov.uk>**Cc:** Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>**Subject:** Hinckley West Football Pitches**Importance:** High

Hi Ian

Attached are documents in response to your comments for the planning application and discharge of condition application.

Please could you formally review and come back to me and Matt as to whether they have addressed your comments satisfactorily.

What timeframe would work for you and I presume Matt will send out a formal consultation on the system.

Thank you

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Tel: 01455 255905**Email:** Lesley.keal@hinckley-bosworth.gov.uk**Web:** www.hinckley-bosworth.gov.uk

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Advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

Matt Jedruch and Lesley Keal
Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 OFR

19th February 2024

DE_155L_Cover Letter_2024 02 19_SP

Dear Matt and Lesley,

LAND WEST OF NORMANDY WAY, HINCKLEY: RESERVED MATTERS AND DISCHARGE OF CONDITIONS APPLICATIONS IN RELATION TO THE DELIVERY OF SPORTS PITCHES (PLANNING APPLICATION REFS: 23/O1139/REMM AND 23/O1169/DISCON)

I write with reference to the related Reserved Matters and Discharge of Conditions applications (refs: 23/O1139/REMM and 23/O1169/DISCON) that have been submitted by Bloor Homes Limited (BHL) to facilitate the delivery of sports pitches pursuant to the approved outline planning permission for the Normandy Fields development (ref: 15/OO188/OUT).

We welcome the comments received from the Sports and Recreation Team in response to the initial submission, and attach updated plans that have addressed those comments. For ease of review, the following letter seeks to respond to the comments raised, setting out how they have been accounted for in the detailed design proposals and our rationale for the approach taken, and therefore I would be grateful if you could share this letter with the officer in inviting an updated consultation response.

Levels and Drainage:

We note that the officer has raised concerns as to a perceived crossfall to the pitches. The detailed design proposals have been reviewed by BHL's engineering team and Define's landscape team to ensure that the plans accurately convey the proposed levels for the application site, which ties in with the levels strategy for the wider Normandy Fields development. To confirm, there will be no crossfall within the area, and the pitches will fall at a gradient of 1:100. That has been reflected in the updated Landscape Masterplan, as well as the Landscape Sections.

The proposed site levels also inform the pitch drainage strategy, with the 1:100 gradient allowing for surface water run-off rather than requiring a permeable drainage solution. The eastern playing pitch will fall gently from north to south, and will drain to a land drain at the southern boundary of the application site which will intercept surface water run-off. The two pitches to the west of that (i.e. those oriented broadly north-west to south-east) will fall gently towards a ditch at the west of the application site.

In light of that drainage strategy, it is proposed that the pitches will be topsoiled. On that basis, BHL are comfortable that the pitches will drain sufficiently as proposed, although there is potential to consider an additional drain to the south of the western pitch if that is required.

Soft Landscaping:

As recommended by the officer, the *Fagus Sylvatica* species has been added to replace the *Betula albosinensis* species that is not considered native. Likewise, locations of *Populus tremula* have been replaced with alternative native species that were already incorporated within the specification. In addition, the avenue of *Liquidamber styraciflua* has been removed and replaced with a native hedge, with breaks in appropriate locations between the eastern and central pitches to facilitate easier pedestrian movements.

Hard Landscaping:

As suggested, a Breendon gravel surface has been added to the base of the seating areas located adjacent to the proposed paths, with timber edging to retain the surface. Where the benches are located on a slight gradient, timber boards can be utilised to create a flat surface. Seating areas are also proposed within the buff tarmacked area surrounding the proposed clubhouse location, which will allow for users to view the sports pitches.

With regard to cycle storage, cycle racks are proposed at the south-eastern corner of the future club house location, set within buff tarmac. This is considered to be the most appropriate location for cycle storage, as the key stopping point for those accessing the pitches from the development to the south.

The officer's concerns regarding unauthorised vehicles accessing the playing fields are recognised, and steel security barriers are now proposed at the end of roads that terminate at the edge of the sports pitches. Elsewhere, the pitches will be defended by a knee rail, with timber bollards proposed to the entrances of footpath. That provide an appropriate balance between user safety and design quality.

As suggested, all pathways have been increased to a width of 3m to allow for maintenance vehicles to access the site. The bollards to the proposed club house have been upgraded to removable lockable bollards, which will allow for access for maintenance vehicles to be managed.

Proposed School Location and Future Club House:

The Section 106 Agreement that is attached to the outline planning permission for the development makes provision for the potential future transfer of land to the north of the recently opened primary school, to allow for the expansion of the school if required. That area is shown as a blue hatch on the submitted Landscape Masterplan). Recognising that, the sports pitch within the transfer land has been orientated to allow for the land to be easily transferred should it be required, and the site layout has also been carefully considered to ensure that a secure site boundary could be provided.

However, the expansion of the school, which may not be required in any case, is not a matter for the consideration of the RM and DoC applications, and therefore the submission of draft documents is not appropriate at this stage. Should an expansion to the school be required in due course, the land would be transferred in accordance with the mechanism set out in the Section 106 agreement, and it is expected that any additional school uses within the transfer site would be subject to a separate full planning application.

Likewise, the Section 106 agreement requires BHL to transfer a serviced site for a future community building ahead of the occupation of the 800th dwelling, and therefore it is understood that the provision of the community building itself will be subject to a separate RM or full planning application in due course. However, as with the transfer site, the proposed layout has been carefully considered to ensure that the building can be appropriately served and will be able to operate efficiently in due course. In the meantime, and as set out above, the landscape treatment will ensure that the site

cannot be accessed by unauthorised users, and also proposes to manage the land as a lawn under the same management regime as the remainder of the sports facilities until such a time that the new community building is delivered.

I hope that the above design clarifications are of assistance in allowing officers to provide updated consultation responses, and trust that the submitted plans will be sufficient for the approval of the pending RM and DoC applications. However, if you have any queries in the meantime, then please do not hesitate to contact me directly.

Yours sincerely

A handwritten signature in black ink that reads "S. Perkins." The signature is written in a cursive, slightly informal style.

Sam Perkins
Senior Planner



LEGEND

- Site boundary
- Existing levels
- Proposed spot height
- Existing vegetation; for further details refer to Tree survey.
- Existing hedgerow; for further details refer to Tree survey.
- Continuation of PROW/ footpath aligned on existing context
- Proposed club house. To be managed as a lawn under the same regime as the remainder of the sports facilities. To ensure that the land is not used for informal parking. Club house to form separate RM application.
- Area of transfer site

Hard landscape

- Pedestrian/ cycle footpaths; 3m wide ; Breedon gravel; Buff colour or similar approved.
- Spectators area; Tarmac; Buff in colour or similar approved.
- Block paving details; tegular pennant grey block paving; or similar approved.
- Seat 1; Woodscape Timber Seat Type 2; 2m length; FSC Certified Timber; or similar approved.
- Seat 2; Woodscape standard hardwood timber picnic set; Square; FSC Certified Timber; to sit on Breedon grave and retained with timber boards where there are gradients or similar approved.
- Bin; Woodscape Round Lockable Litter Bin; fixed top; FSC Certified Timber; or similar approved.
- Timber bollards; Woodscape square bollard; FSC certified timber; or similar approved.
- Removable bollards; Woodscape square bollard; removable where required for maintenance / emergency access; FSC certified timber; or similar approved.
- Security bollards; Broxap Heavy Duty Security Bollard; Steel; located at the end highways terminating at sports pitches; or similar approved.
- Bike Stands; sheffield style; root fixes; anthracite grey (RAL 7016) galvanised steel powder coated; 750mm high x 750mm wide; installed at 1m centres; or similar approved.
- Potential location for timber signage; waymarker posts by Landmark; FSC certified timber; or similar approved.
- Football Pitch; Grass surface suitable for game situations; 0.2m wide perimeter ditch; 2m to 3m wide perimeter path depending on location; specification and construction to Sports England standards; or similar approved.

Soft landscape

- Amenity grass seeding; Emorsgate EG22 – Wear tolerant turfgrass mixture or similar approved; Planted at 25g/m²; or similar approved.
- Wildflower meadow grass seeding; Emorsgate EM2F – Standard general purpose wild flowers; to be mixed into the general purpose meadow mixture above. Planted at 1.5g/m²; seeded areas to be cultivated over exposed subsoil (not fertile topsoil); or similar approved.
- Tussock meadow seeding; Emorsgate EM10 – Tussock forming grasses combined with wild flowers to help support wildlife. Planted at 4g/m2; seeded areas to be cultivated over exposed subsoil (not fertile topsoil); or similar approved.
- Bulb mix; planted at 6-10 bulbs per m2; Narcissus pseudonarcissus; Crocus spp; or similar approved.

Native Hedge Planting ***

Note: Double staggered row of native transplants and timber post and wire fence. Transplants to be planted at 300mm centres, 300mm apart. Hedge transplants (60-100cm) planted with a biodegradable spiral rabbit guard. Cut to 60cm height at planting, maintained at 1.2m at maturity to screen vehicles and allow for natural surveillance.

Symbol	Mix	Species	Root
	70%	Crataegus monogyna	Bare root
	10%	Corylus avellana	Bare root
	8%	Acer campestre	Bare root
	5%	Viburnum opulus	Bare root
	5%	Viburnum lantana	Bare root
	2%	Ilex aquifolium	Bare root

Specimen tree planting *, **, *** Height									
Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type				
	Tilia tomentosa 'Brabant'	4-5m	16-18	Min 2m clear stem	Rootball				
	Pyrus calleryana 'Chanticleer'	4-5m	16-18	Min 2m clear stem	Rootball				
	Acer campestre 'Queen Elizabeth'	4-5m	16-18	Min 2m clear stem	Rootball				
	Acer platanoides 'Emerald Queen'	3-4m	12-14	Min 2m clear stem	Rootball				

Native tree planting *, **, ***

Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type
	Acer campestre	3-4m	12-14	Feathered	Rootball
	Betula pendula	3-4m	12-14	Branched and bushy	Rootball
	Fagus sylvatica	3-4m	12-14	Multi-stem/ feathered	Rootball
	Prunus avium	3-4m	12-14	Branched and bushy	Rootball
	Quercus robur	3-4m	12-14	Branched and bushy	Rootball
	Carpinus betulus	3-4m	12-14	Branched and bushy	Rootball
	Tilia europaea	3-4m	12-14	Branched and bushy	Rootball
	Betula pubescens	3-4m	12-14	Branched and bushy	Rootball

Native small trees and shrub planting *, **, ***

These native small trees and shrubs are to be supplied as large bushes that can be scattered around the open spaces to create a diverse and naturalistic landscape. These native bushes will provide shelter for small animals, food for birds and flowers for insects.

Symbol	Tree Species	Height	Form/ Habit	Root type
	Corylus avellana	2-3m	Coppiced/ bushy	BR/RB
	Betula pendula	2-3m	Multi stem	BR/RB
	Crataegus monogyna	2-3m	Bushy	BR/RB

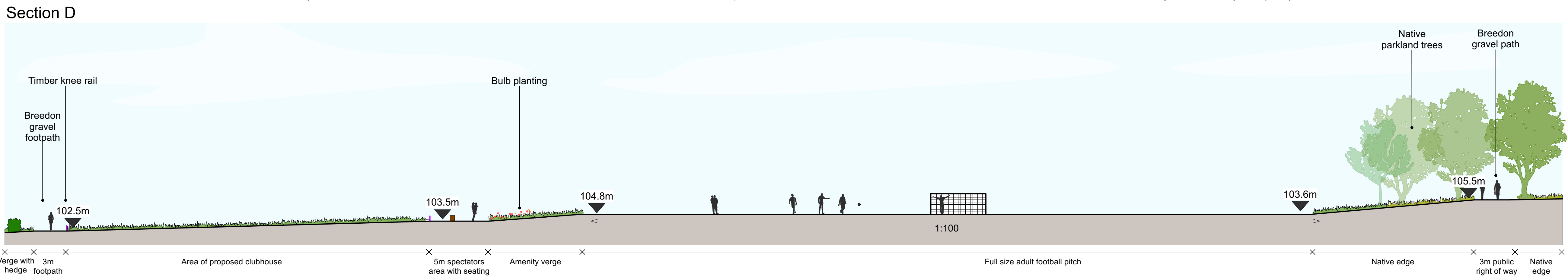
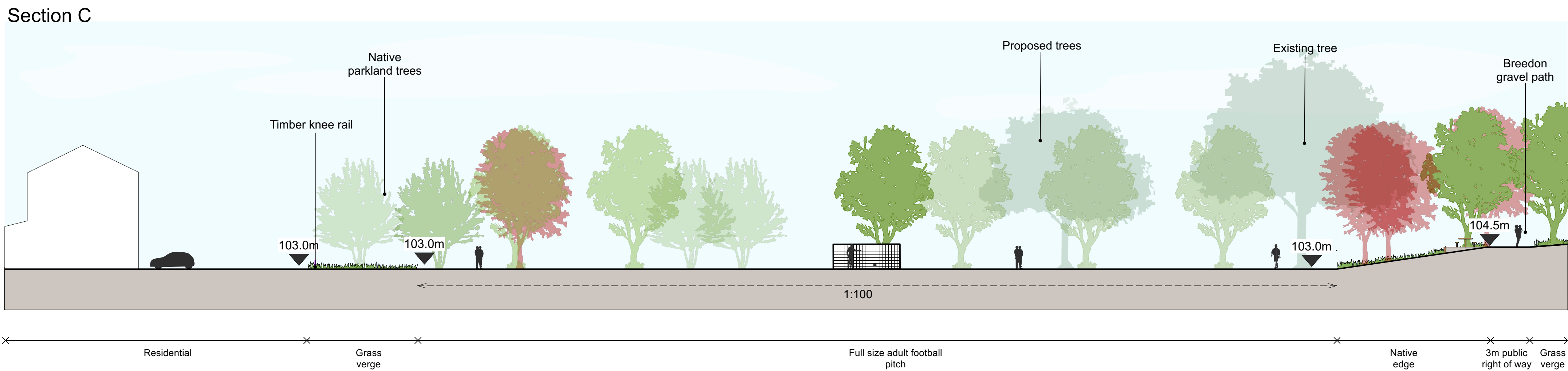
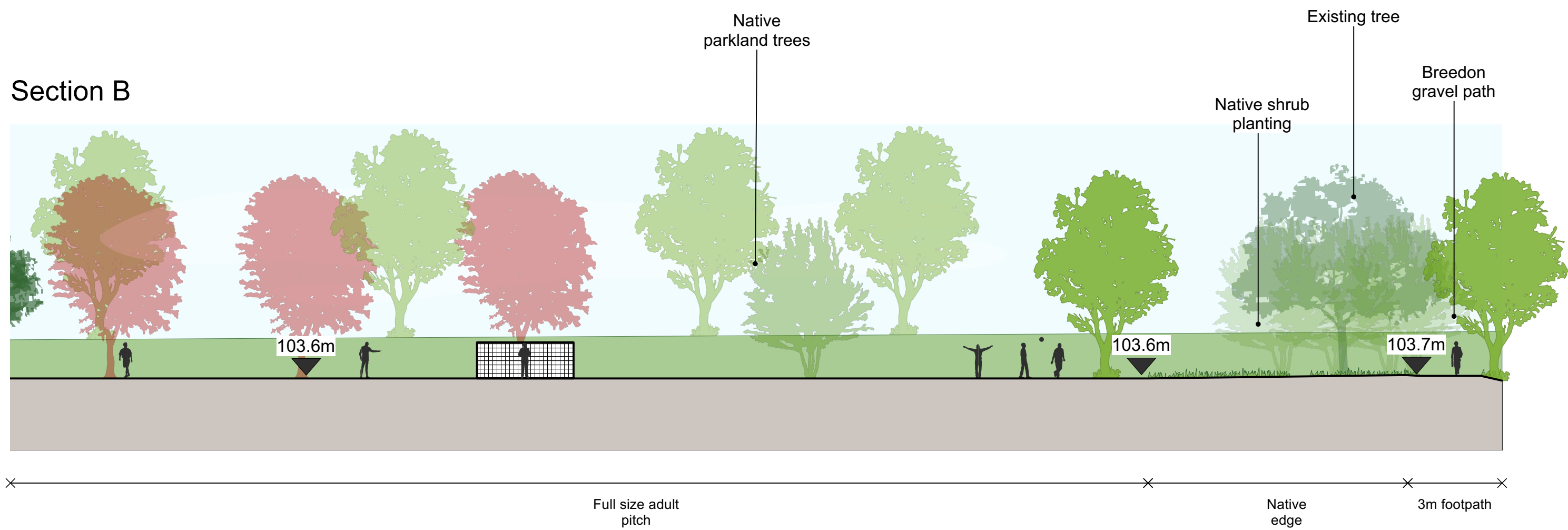
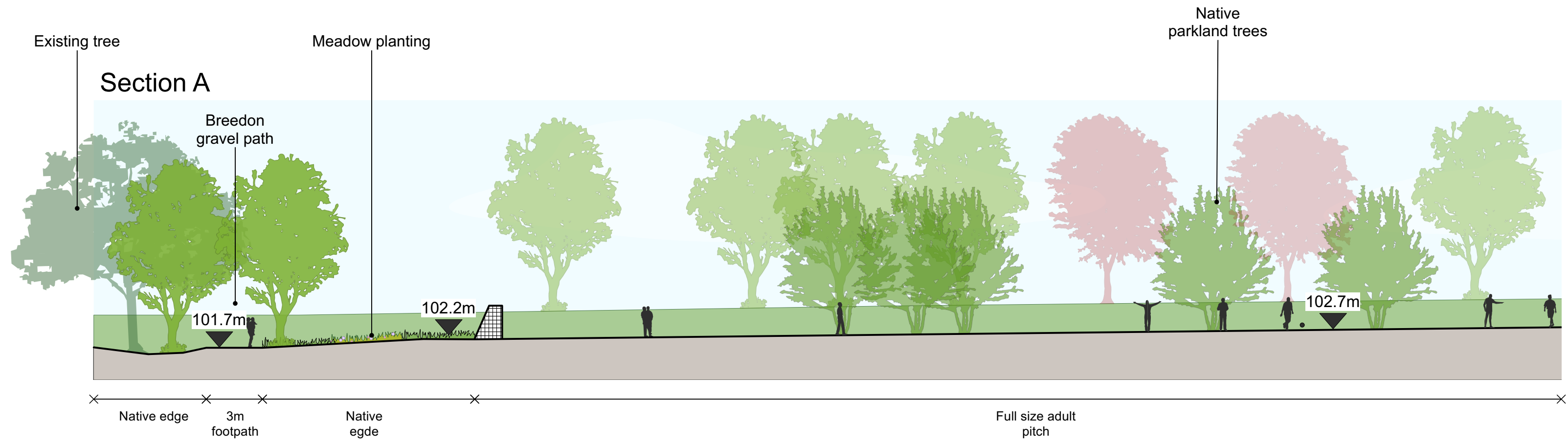
* Root barrier systems to be installed on proposed trees situated near/adjacent services or structures (to be installed as per manufacturers guidelines)

** Trees within public areas to be either double staked (for trees up to 14cm girth) or secured with underground guys (for trees over 14cm girth)

*** All transplants and feathered specimens to be fitted with a biodegradable spiral rabbit guard. Guard to leave no gaps between spirals and be wound around branches where applicable.

NOTES

Lighting to be detailed as a planning condition; Highway layout is shown for context, and the detail layout and material will be provided within a separate planning application.



A Updated inline with HBBC comments and pitch levels 22/01/24