

From: Lesley Keal
Sent: 19 November 2024 13:01
To: Planning Application Comments
Cc: Tim Hartley
Subject: 24/00560/HYB

Good Afternoon

A Plan is required that shows the relevant typologies being provided on site such as Casual informal and Accessible Natural Green Space

The illustrative masterplan shows accessible natural green spaces with amenity grass buffers closer to the residential properties to ensure that the development looks well maintained instead of it all being meadow grass to look like an eyesore, but it lacks any quality usable casual open space such as a LAP.

The play area at St Peters Close is within 400 m of the application site, however it is a small park with some equipment and some casual open space and is limited as to what can be improved to mitigate the impact of the development as there doesn't seem any room to expand with additional play equipment.

Therefore I would look to see something on site.

The requirement of a site with 138 dwelling is:

Casual informal open space 2318.4 sqm
Accessible Natural Green Space 5520 sqm

I would be clear to the applicant that casual informal open spaces should be usable areas and not just part of the edge of the accessible natural green space or "gateway " features to roads where some areas cannot be used as they are not big enough for a house so they pop some grass on it

An outdoor Sports contribution should be sought £47957.76 Provision and £22,786.56 for improvement to sports facilities within 1km of the site.

My concern with an equipped open space, if not providing on site would attract a sum of £90,382.82 provision and £43,619.04 Maintenance. Could the Parish use this sum for the existing play area , make it bigger for more children to mitigate the impact ? My personal opinion is that its not big enough to be able to accommodate additional items and therefore the existing is not adequate to accommodate the residents from the development.

I can see 3 trim trails around the site which is not sufficient. I can only see two benches and no bins

I note that there are multiple plots that don't have front gardens and only parking which look crammed in and give no soft landscaping other than on the bigger plots or corner plots

Street lined trees are proposed but they are within residential boundaries and more one side than the other

Happy to review the plan that shows the typologies when it comes through

KR

Lesley

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

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR



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