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Sent: 23 September 2026 10:57:48 UTC+01:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: "Planning Folder" <planning-pf@hinckley-bosworth.gov.uk>
Subject: 26/00314/REM

Hi Matt

Observations on revised Landscape Typologies plan 20/8/26

Moving the NEAP from the South of the site also removes any additional amenity green space and I also disagree that the areas directly around the balancing pond are to be classed as amenity green space when balancing ponds hold high value biodiversity enhancement for wildlife habitats and immediately surrounding such ponds should incorporate biodiversity enriched landscaping with a view of amenity green space type species / soft landscaping follows beyond this.

This is confirmed in the landscaping detail, where all areas whether be classed as amenity green space or accessible natural green space have the same design

The Play area is now located adjacent to the main road to the development with no open space surrounding it although they are over providing for 105 dwellings

Gravel and Turf seem to be the same on the key (Blank white)

Bin isn't included in the "furniture" although a square box with an X would indicate a bin

Would prefer the play area to be all hard safety surfacing / green

Amenity grass is supposed to be a dotted line whereas the wildflower is intermittent longer lines – cannot see any amenity grassed areas where the amenity areas should be

Mowing strip is not clear on the key although it states 1m adjacent to roads footpaths – happy if this is the case but the key should be clearer or not at all and just a statement perhaps?

Do we have a mown path around the balancing pond or gravel path – plans are not clear .

Perhaps a hard surfacing plan could be provided to show pedestrian links / footpaths across the scheme and more importantly within the open space areas to ensure they are accessible for all

Boundary treatments

Knee rails to open space areas / hammer heads private driveways

These are my observations and will leave it to your discretion as case officer on what is reasonable to ask for and what is not.

As the application has been split into parcels the plan for 105 dwellings doesn't represent the overall masterplan and the 105 dwellings whilst requires open space, doesn't provide as well as the illustrative masterplan would have if submitted a REM for the whole site which is a shame. On the other hand I do see why they have put the play area in the middle to provide for those residents with smaller children a facility that is nearby .

Again I will leave it with you to weigh it all up as this will then likely change the amount of open space on the remaining phase again compromising the overall masterplan scheme

Kind Regards

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