



**Hinckley & Bosworth
Borough Council**

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land off Wood Lane, Higham on the Hill

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Residential development for up to 61 dwellings, including a shop, open space, new access and associated works (Outline - access only)

Reference number

21/01147/OUT

Date of decision (date must be pre-application submission)

09/09/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for approval of reserved matters (following outline permission ref: 21/01147/OUT) for layout, appearance, scale and landscaping in relation to residential development for up to 61 dwellings, including a shop, open space, new access and associated works)

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan Drawing number: D03 received on 14.09.21

Site Access SDD drawing number LE5166-3PD-003 Rev A received on the 18.10.21

Please list all drawing numbers submitted with this application for approval

11 Site Appraisal

1023-AD-001 (Location Plan)

1023-AD-002 (Site Layout)

1023-AD-003 (Coloured Presentation Layout-low res)

1023-AD-004 (Materials Plan)

1023-AD-005 (Means of Enclosure)

1023-AD-007 (CEMP)

1023-AD-009 (Surface Materials Plan)

1023-AD-012 (Storey Heights Plan)

1023-AD-013 (Parking Plan)

1023-AD-014 (Refuse Storage and Collection)

1023-AD-015 (Character Areas Plan)

1023-AD-021 (POS Typologies Plan)

1023-AD-050 (Street Scenes)

9882-FPCR-XX-XX-DR-L-0001 Detailed POS Planting Plan-P03

9882-FPCR-XX-XX-DR-L-0002 Detailed On-plot Planting Plan -P03

9882-FPCR-XX-XX-DR-L-0003 Detailed On-plot Planting Plan -P03

9882-FPCR-XX-XX-DR-L-0004 Detailed On-plot Planting Plan -P03

Higham-on-the-Hill - Housetype Pack Rev A

LL1583-001 Wood Lane Higham on the Hill - Lighting - Design Layout

If applicable, please state the reasons for any changes to the original drawings

The SuDS basin has been relocated to the bottom of the site as this is the lowest part of the site

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

22/10174/PREMAJ

Date (must be pre-application submission)

21/12/2022

Details of the pre-application advice received

The pre-application response received from the LPA identified that the following areas of the feasibility layout should be reviewed and addressed prior to the submission of a planning application:

- Specific identification on a plan of the open space typologies to be provided
- Detail of numbers, sizes and species of trees and plants within the landscaping plan submitted
- Bat and bird boxes should be incorporated into the site to achieve a biodiversity net gain
- Reconsider the inclusion/design of two and a half storey house types with dormers
- Use of dual aspect frontage on corner plots to provide active frontages and natural surveillance
- The relationship of Plot 1 to no.2a Main Street to be carefully considered and the distance between maximised to address the overlooking concern raised by councillors at planning committee
- Reconsider the housing mix proposed to better reflect the higher proportion of 2-bed market dwellings and lower proportion of 4 bed market dwellings needed as per the latest Housing and Economic Needs Assessment (2017) for Leicestershire

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sharn Kaur

Date

17/07/2023