

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 07 August 2026 16:41:15 UTC+01:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>; "Planning Application Comments" <planningapplicationcomments-pf@hinckley-bosworth.gov.uk>
Subject: 25/01213/OUT Sacheverell Way Groby upto 180 dwellings
Attachments: 25-01213-OUT Bloors Groby.xlsx

Hi Ashleigh

Allotments

Required off site £15,561.00

Please check with the Parish if there is a need for new allotments in this area or whether they would prefer for a sum of money to improve existing allotments

In my opinion new allotments specifically for these residents would be welcomed , however 3 oddly shaped areas across the site are not favourable, plots available for rent are better if they can be apportioned in symmetrical shapes and they would look out of place in the smaller located areas of the site

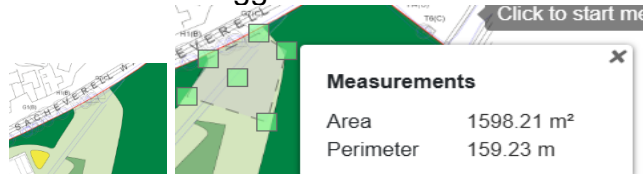
241 (4 plots)

671 (11 plots

233 (3.75 plots)

I think a more appropriate location and size could be sought, if this is Parish's preference, if not then they could pay the offsite contribution instead.

It would be a suggestion that all 3 allotments areas be located to far east of the site



Parks & Gardens

This is not required to be provided on site but they have indicated two areas around the equipped play, allotments and older children facilities – this should indicate as “amenity space “ and an off site contribution made in lieu of this typology as it is not required to be provided on site.

Older Persons Play

A MUGA / ball court would be welcomed to the East of the site and is of a reasonable size , The West “older children’s” facility I would suggest be natural manmade BMX track , this would not only cater for older children, younger children with supervision could use it too , this also encourages children to use it independently as they age.

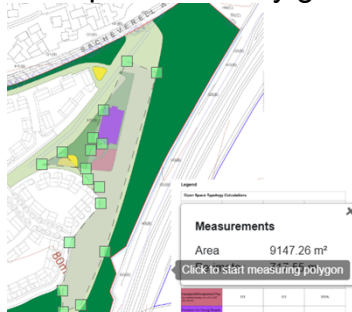
If the allotment areas were to be removed , these and the “parks and Garden” areas could be amenity green space

Amenity Green Space

In my opinion and in accordance with the POS Study 2025 corridors or left over pieces of land are not encouraged to be classed as “amenity “ green space. These areas provide accessibility to the site and therefore should be classed as Accessible natural and Semi natural green spaces.

Area to the south of the site is acceptable as this typology and as suggested above the darker green areas classed as parks and gardens be changed to amenity green space

Example of amenity green space



Equipped Play Areas

Two areas are provide east and west of the site . Not sure what they are indicating with the two areas in one place that are sectioned , one area could provide equipment for LEAP and the other equipment to represent a NEAP giving a variety of play for all ages

I don't think that the small, equipped play area stand alone in the central north part of the site is required. Perhaps an amenity space is needed here with seating and colourful planting creating a nice space to meet

Below is an existing play area where a BMX track is located along with a MUGA and play equipment surrounded by some amenity space -

I think this would work well on this site (it is attached to an area which is used for cricket and football)



If you are in agreement with some or all of the above , perhaps we can suggest this to the applicant – along with the support of the Parish Council in what they would like to see on the development by way of open space areas. I think this site has a lot of potential for creating an exceptional open space scheme with a wide variety of facilities for all ages.

I have attached the calculation spreadsheet.

Please remember to include HBBC monitoring fees on the site as well as site inspection fee, document review fee and DoV fees . I would like to see the draft agreement to enable any changes to be made and also a copy of the signed agreement so I can monitor the obligations.

For outdoor sports please calculate through the playing pitch strategy calculator separately for off site sports contributions in the area

More than happy to have a teams to discuss further.

Kind Regards

Lesley Keal

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