

Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Date: 29 August 2024

Our ref: 61188/04/JK/LGa/32623016v1

Dear Alex

Land at Burbage Fields Farm, Bullfurlong Lane, Burbage

On behalf of our client Redrow Homes Limited and Peter Andrew Farmer (“the applicants”), Nathaniel Lichfield & Partners (“Lichfields”) have been instructed to resubmit plans and technical reports in respect of planning application 24/00083/HYB, relating to the Land at Burbage Fields Farm, Bullfurlong Lane, Burbage.

This cover letter sets out the background to the original application, a summary of the key changes to the scheme, and a list of the plans and technical reports which accompany this resubmission.

Background

A hybrid planning application in respect of Land at Burbage Fields Farm, Bullfurlong Lane, Burbage was submitted to Hinckley and Bosworth Borough Council on the 23rd January 2024 for the following development:

“Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access).”

Following discussions with the Council and relevant statutory consultees, several changes have been made to the layout of the scheme, reflecting the feedback received. Redrow also took this as an opportunity to review the proposals and update the proposed house types. These amendments are set out in further detail below.

Summary of key changes

A summary of the key changes to the proposed layout of the development are as follows:

- 1 The proposed care home has been relocated from the land to the south of the pylons to land opposite the LEAP. This is to address Policy comments in respect of ensuring residents have easy access to existing facilities;

- 2 The development has been pulled further back from the western boundary/ Bullfurlong Lane, and a wider green buffer has been created here (between 17m – 24m GI corridor);
- 3 Speed calming and road widening have been added in response to the request from Leicestershire County Council [LCC] highways;
- 4 Car parking spaces now meet LCC highways requirements and have been widened where necessary;
- 5 New swales have been included to address the comments made by the Lead Local Flood Authority.
- 6 A new 3-bed house type range has been introduced;
- 7 The number of M4(2) homes has increased (259 of the proposed market/ affordable dwellings will now be M4(2) compliant in comparison with 219 previously);
- 8 The proposed development will provide 85 affordable homes, as opposed to 84 previously. The market housing provision will reduce from 338 to 337 dwellings, with the overall number of houses remaining at 422;
- 9 The tenure split of affordable homes is shown to include Affordable Rent, Shared Ownership and First Homes (see breakdown below).

Revised Accommodation Schedule

Market Housing Mix

The below table sets out the revised market housing mix alongside the mix previously proposed within the original application:

Table 1 Market Housing Mix (original and revised)

Bedrooms	Original Scheme	Revised Scheme	Difference
1-bedroom	0	0	No change
2-bedroom	64	97	+33
2-bedroom + study	34	0	-34
3- bedroom	31	102	+71
3-bedroom + study	140	70	-70
4-bedroom	38	55	+17
5-bedroom	31	13	-18
Total	338	337	Overall -1

The above market housing mix includes 251 market M4 (2) dwellings, an increase from 211 in the original submission; 276 of the market houses with nationally described space standards (NDSS).

Affordable Housing Mix

The below table sets out the revised affordable housing mix alongside the mix previously proposed within the original application:

Table 2 Affordable Housing Mix (original and revised)

Bedrooms	Original Scheme	Revised scheme	Difference
1-bedroom	28	15	-13
2-bedroom	31	44	+13
3-bedroom	17	18	+1
4-bedroom	8	8	No change
Total	84	85	+1 overall

The affordable housing mix includes 8 affordable dwellings which comply with M4(2) standards, the same amount as originally proposed. Seventy of the affordable dwellings will be meet NDSS.

A breakdown of the tenure of the affordable housing is shown below:

Table 3 Tenure of Affordable Homes

Tenure	Number of Bedrooms	Quantity
Shared Ownership	2-bedroom	11
	3-bedroom,	10
Affordable Rented	1-bedroom	11
	2-bedroom	22
	3-bedroom	2
	4-bedroom	8
First Homes	1-bedroom	4
	2-bedroom	11
	3-bedroom	6

Resubmission Pack

In the context of the changes to the layout of the scheme, the technical evidence has been updated where necessary. The following documents have therefore been submitted to the Council through a Wetransfer link:

- Covering Letter, prepared by Lichfields;
- Design and Access Statement, prepared by Pegasus Group;
- Planning Drawings (see Annex 1), including:
 - Site Location Plan - 1693-08-02-120;
 - Site Layout Plan - 1693-08-02-100 Rev C;
 - Coloured Site Layout Plan – 1693-08-02-100 Rev A;
 - Public Open Space Plan – 169308-02-103 Rev A;
 - Materials Layout Plan – 1693-08-02-111 Rev A;
 - Street Scenes – 1693-08-02-112;

- Site Sections – 1693-08-02-116 Rev A;
- Enclosures Plan - 1693-08-02-121 Rev A;
- Highway Adoption Plan - 1693-08-02-122 Rev A;
- Fire Distance Plan - 1693-08-02-127 Rev A;
- Topographical Survey Plan - 1693-08-02-128;
- Affordable Housing Plan - 1693-08-02-132 Rev A;
- Surface Materials Plan - 1693-08-02-140 Rev A;
- Management Company Plan - 1693-08-02-144 Rev A;
- Bin Refuse Plan - 1693-08-02-145 Rev A;
- Parking Strategy Plan - 1693-08-02-147 Rev A;
- Road Hierarchy Plan - 1693-08-02-148 Rev A;
- Character Areas Plan - 1693-08-02-164 Rev A;
- Combined Affordable House Type Pack;
- Combined Private House Type Pack;
- Illustrative Landscape Masterplan;
- Landscape masterplan Sheet 1 of 2 - c-2109-01 Revision E;
- Landscape masterplan Sheet 2 of 2 - c-2109-02 Revision E;
- Transport Assessment, prepared by Rodgers Leask Ltd;
- Residential Travel Plan, prepared by Rodgers Leask Ltd;
- Air Quality Assessment, prepared by RSK Environment Limited;
- Noise Assessment, prepared by RSK Environment Limited;
- Flood Risk Assessment, prepared by Rodgers Leask Ltd;
- Ecological Mitigation Strategy, prepared by FPCR Environment and Design Limited;
- Biodiversity-Net-Gain Report and Metric, prepared by FPCR Environment and Design Limited;
- Arboricultural Assessment, prepared by FPCR Environment and Design Limited; and
- Archaeological Desk-Based Assessment, prepared by RSK Environment Limited;

Summary

I trust the above is clear, however if you have any questions relating to this submission, please do not hesitate to contact me at myles.wild-smith@lichfields.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Wild-Smith', with a horizontal line underneath.

Myles Wild-Smith

Associate Director

BSc (Hons) MA MRTPI



Annex 1: Planning Drawings