
From: Lesley Keal
Sent: 08 August 2023 17:21
To: Matt Jedruch
Cc: Planning Application Comments
Subject: 23/00573/FUL S106 Comments

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Hi Matt

I don't believe I have any comments on Enterprise for this application, so here are my comments:

As per the proposed layout, it indicates that no on site open space is to be provided. I suspect they will expect the residents of this area to visit the open spaces provided on the Bloor Development, although for an addition 153 houses to the area with no open spaces close by it is my opinion that some open space area(s) should be provided on site.

The plan indicates that Phase 4 of the Hinckley West development is to have a play area here, this is not part of the POS strategy and cannot be guaranteed as coming forward so as this application is independent to the Hinckley West site, on site open space areas should be provided with the number of dwellings being provided.

They could provide an off site contribution if they can justify that the equipped open space at Hinckley West (already implemented on Phase 1 & 2) (an area of play should be available within 400m of this site)

I would suggest that this is discussed with Bloor Homes and what solution they come up with. If it is found that the POS in place is acceptable then may be that an off site contribution be secured for infrastructure required to mitigate the impact of the development (such as community facilities, public realm and outdoor sports (perhaps additional money towards tennis, the football pitches such as changing rooms etc)

A contribution towards Holycroft surgery should be secured (I see they have provided comments) and also there is a bus service just started for the development and I believe that Bloor's should contribute a further amount towards this so that the service can be ran until all the development is fulfilled and the service will hopefully pay for itself once all residents are in place.

If you can instruct legal once you have the contributions required and please can I see any revised plans and draft agreement.

Thank you

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