

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 30 October 2025 13:49:45 UTC+00:00
To: "Harvey Barnes" <harvey.barnes@bellway.co.uk>; "Edward Stacey" <Edward.Stacey@hinckley-bosworth.gov.uk>
Cc: "Amy Gilliver" <Amy.Gilliver@bellway.co.uk>
Subject: RE: Ratby, Desford Lane - Ref:24.01090.REM - Condition 10 | Decorative Fencing
Attachments: Ratby typical features - appearance of boundary treatments.docx

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Good Morning Harvey

Thank you for your email and have noted the contents within and attached information.

I would like to bring your attention to the whole of the Design Guide 4 Detailing: Boundary Treatments.

“Boundary Treatments are a significant feature of local character, the loss of which can have a highly detrimental impact on local distinctiveness “

“Reflecting local boundary treatments, such as brick or stone walls, hedgerows, railings or soft landscape features can provide a beneficial means of integrating new development into the existing environment and can be critical in the overall creation of character within a scheme”

“Fencing is often selected as a cost effective means of creating a boundary treatment. Consideration should be given to its potential negative impact on the wider street scene, particularly where this would entirely block through views and create dead frontages”

I believe the context of the acceptance of using slimmer vertical fence posts with relief can reduce the sense of oppression, which is often created by long runs of fences, it states that low fences can be used with soft landscaping to provide a more sensitive form of boundary has been taken out of the full context and should be read in conjunction with the whole boundary treatments guide

Given the development at Desford Lane is a major development of 225 dwellings with multiple external boundaries within the development roads it is essential that the boundary treatments are carefully considered.

As such we need to ensure that we replicate local boundary treatments in the local area which is the first point detailed in the Design Guide. With this in mind I have attached some typical features of Ratby which consist of low stone walls, low rail fencing, low wall and railings, walls to prominent properties which also include soft landscaping to mitigate the appearance of long runs of brick walls.

The appearance of what is being suggested does not replicate typical features in the local area or a development of this size, whilst there are soft landscaping features on some boundaries, these are not guaranteed to remain in place by individual property owners and therefore again we must insist on the use of typical features of the local area.

It is my opinion the only solution would be to keep the brick walls. Whether Planning Manager will allow only those boundaries that are more internal to be fences so as not to dramatically affect the overall appearance of the development.

The fence photos provided, I would not be in favour of either in this development's location, as they are certainly not slimline as detailed in the Good Design Guide.

Perhaps you could provide a proposed plan where walls can be changed for fences that are not detrimental to the street scene (more internal / not seen) and review the boundary treatments in the local area, I would like to refer out to Phase 1 & 2 of the Lagan Homes development shows that over 90% of external boundary treatments are walls. I am aware of fences that go either side of Jenny's way, however these boundary treatments were not within the red edge of the development and therefore the LPA had no control.





Phase 1 & Phase 2 have brick walls at prominent locations within the development

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

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From: Harvey Barnes <harvey.barnes@bellway.co.uk>

Sent: 29 October 2025 15:00

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>; Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>

Cc: Amy Gilliver <Amy.Gilliver@bellway.co.uk>

Subject: Ratby, Desford Lane - Ref:24.01090.REM - Condition 10 | Decorative Fencing

Hello Lesley,

I hope you're well.

After receiving the email from yourself on the 06/10/2025 of where you explained yours and planning manager Ed Stacey's discussions on the matter, I'm sorry to hear that our previous submissions for decorative fencing haven't met your expectations.

Following receipt of that email, we have further reviewed our position and have also reviewed the 'Good Design Guide', which helpfully gives some explanation regarding fencing, as well as providing some imagery.

For ease I have extracted the specific section and have attached it to this email. The image that has been suggested as 'decorative fencing' within your Good Design Guide is exactly what we would like to emulate at Ratby, especially given the contemporary feel of the scheme. We feel that, given the wording of the planning condition, the proposals that we have put forward, following the original submission, have been significantly improved, and are aligned with the Councils adopted Design Guide.

In addition to the above, I have also attached some images from a Bellway site at Oakham, Braunston Road, Barley Woods, so you can see exactly what we can produce on an example site.

I look forward to hearing your response,

Kind regards,

Harvey Barnes
Assistant Architectural Technician & Mental Health Advocate

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