

FAO: Matt Jedruch
Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 OFR

25th January 2024

DE_155I_FPA Cover_2024 01 25_SP

Dear Matt,

LAND WEST OF NORMANDY WAY, HINCKLEY: FULL PLANNING APPLICATION (REF. 23/00573/FUL)

I write with regard to the above full planning application (Ref. 23/00753/FUL) for the delivery of 153 dwellings at Land to the West of Normandy Way, Hinckley and attach an updated suite of application plans that respond to the comments received from Leicestershire County Council (LCC) Highways in relation to the internal layout (dated 22nd December 2023). For ease, the new and updated plans and documents are shown in red in the revised schedule of documents (DE_155I_Hinckley P4 FPA – Schedule of Application Document 2024 01 25_SP).

To assist LCC Highways' consideration of the revised plans, I attach a summary letter that responds to each of the points raised and highlights how they have been picked up in the amendments to the scheme proposals. I also attach a specific Highways drawing (Ref. M1100-HL-001FUL) that includes the annotations required to allow them to more easily review the scheme. From the summary letter and highways plan, you will see that the amendments to the scheme are minimal in nature and, as a summary, relate to the following:

- Breaking of the previously looped private drive arrangements at the east of the site;
- Amendments to private drives to ensure that they meet the minimum effective widths as set out in LCC's Leicestershire Highway Design Guide (LHDG);
- Reduction of turning head arms where possible;
- A minor re-design of the interfaces between proposed areas of public open space, footpaths and the public highway to allow for easier management;
- Review of the dimensions of the proposed car parking spaces to ensure that they accord with the LHDG;
- Review of off-plot car parking space locations to ensure that they are provided as close as possible to their respective dwellings.

That has not resulted in any material amendments to the layout of the proposed dwellings or other elements of the detailed design, and therefore we assume that the previous comments received in relation to other matters remain unchanged and that a full re-consultation will not be required.

On submission of this Full Planning Application (FPA) and the adjacent reserved matters application (RMA), the site boundaries for both applications were carefully drawn to reflect the plots relating to each application. Therefore, to ensure that the boundaries continue to align with the location of plots, and reflecting the above changes to the internal road layout, minor amendments have been made

to application boundaries for both applications; for example, near to plots 131-133 at the north-west of the FPA site / south-west of the RMA site. That is not, however, a material change and, to confirm, would also not materially alter the position relating to public open space provision that I shared with you on 17th January 2024. Therefore we would be grateful for your acceptance of this change.

On that basis, I trust that the amended plans and documents respond to the comments received from LCC Highways and would be grateful if you could confirm receipt of the submitted material by return email, and arrange for LCC Highways to be re-consulted accordingly. We understand that, subject to LCC Highways' confirmation that the proposed internal layout is acceptable, all technical matters in relation to the FPA will be signed off aside from those relating to off-site highway impacts.

Yours sincerely



Sam Perkins
Senior Planner

Encs