

Our Ref: PP- 13389866

Planning Services  
Hinckley and Bosworth Borough Council  
Hinckley Hub  
Hinckley  
Leicester  
LE10 0FR

Dear Sir/Madam,

**Submission of Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT – for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of conditions 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, and 19 of 22/00277/OUT.**

Planning Portal Reference Number: PP- 13389866

I am pleased to enclose a reserved matters planning application prepared by Persimmon Homes North Midlands for the reserved matter approval of appearance, landscaping, layout, and scale, relating to the erection of 239 dwellings with vehicular access from Brascote Lane. This application has been submitted via the Planning Portal (reference number: PP- 13389866) and the following documentation has been submitted in support of the application:

- Application Forms
- Masterplan by The Greenfield Design Partnership
- Materials Layout by The Greenfield Design Partnership
- Planning Layout by The Greenfield Design Partnership
- Design Compliance Statement by The Greenfield Design Partnership
- Site Location Plan by Persimmon Homes North Midlands
- Site Sections by The Greenfield Design Partnership
- Housetype Plans and Elevations by V-Real
- Boundary Treatment Plan by The Greenfield Design Partnership
- Landscaping by Brindle & Green
- Landscape Management Plan by Brindle & Green
- Substation Details by Persimmon Homes
- Arboricultural Method Statement by Brindle & Green
- Archaeological Trial Trenching Results by University of Leicester Archaeological Services
- BNG Assessment by Brindle & Green
- BNG Plan by Brindle & Green
- Construction Traffic Routing Plan by Persimmon Homes
- Cycle Storage by Persimmon Homes
- Electric Vehicle Charging Plan by BRIM
- Finished Floor Levels by Travis Baker
- Drainage Statement by Travis Baker
- Foul and Surface Water Strategy by Travis Baker
- SUD's Maintenance Plan by Travis Baker

- Swept Path Analysis by Travis Baker
- Geoenvironmental Survey by PJS Geotechnical Engineers
- Parking Matrix by The Greenfield Design Partnership

A detailed list of documents and references has been presented in the Planning Statement and a drawing register is also being submitted as part of this application.

This letter also demonstrates how this reserved matter application conforms with the relevant conditions as set out in the appeal decision for outline planning permission 22/00277/OUT. The relevant conditions are conditions 1,2 and 4-6:

Outline Condition	Conformity Comments
1. Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.	Details of appearance, landscaping, layout, and scale is submitted with this reserved matter applications
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 18 months from the date of this permission.	The outline planning permission was approved via appeal on 17th May 2024. This reserved matter is submitted within 18 months of the permission as required.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: n1741 001; 004 Rev D; T20517 001 Rev C.	The site access and site boundary has been incorporated into the planning layout to support this reserved matter application.  The Parameters Plan has been used as the fundamental base to our layout.
5. Any reserved matters application shall be accompanied by a scheme which details the proposed housing mix for the development which should be in accordance with the Council's adopted Development Plan and the housing needs of the area. The development shall then be completed in accordance with the approved details.	Details of the proposed housing mix for the development is provided in the Planning Statement submitted with this reserved matters application
6. Any reserved matters application relating to scale or layout shall be accompanied by full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings in relation to existing ground levels.	Full details of Finished Floor Levels and Site Levels have been submitted with the reserved matter application as prepared by Travis Baker

The letter defines what pre-commencement outline conditions are to be discharged along with the reserved matters submission. The relevant outline condition are conditions 7-12 and 14- 19:

Pre-Commencement Outline Condition	Documents Submitted
7. Any relevant reserved matters application submission shall be accompanied by a Biodiversity Net Gain Plan (the Plan). The Plan shall be based on the Biodiversity Net Gain (BNG) metric spreadsheet completed by Ramm Sanderson, dated 12/04/2022, and shall provide a net gain on the reported baseline habitat loss.	A Biodiversity net Gain Metric and Plan, prepared by Brindle & Green, has been submitted to support the reserved matters application
8. No development shall commence until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority.	A Construction Environment Management Plan has been produced by Persimmon Homes North Midlands and submitted with this application.
9. No development shall commence until a Construction Traffic Management Plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities and a timetable for their provision, has been submitted to, and approved in writing by, the local planning authority.	A Construction Traffic Management Plan has been produced by Persimmon Homes North Midlands and submitted with this application.
10. No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings and garages have been submitted to, and approved in writing by, the local planning authority	A materials plan produced by The Greenfield Design Partnership has been submitted with this application. Once the application has been assigned a Case Officer, samples of materials proposed will be brought to them.
11. Notwithstanding the recommendations within the Desk Study Report carried out by PJS Ref: PJSG21-47-RT-01-A, dated 24th February 2022, no development shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by, the local planning authority.	PJS Geoenvironmental has produced a Geoenvironmental Survey where any land contamination was tested. This has been submitted with the application.
12. Development shall not commence until details of all trees, shrubs and hedges to be retained, including any trees located outside but adjacent to the site boundary, together with the means of protecting them from damage during the carrying out of the development, have been submitted to, and approved in writing by, the local planning authority.	Brindle & Green have produced an Arboricultural Method Statement to support this application.
14. No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site	Waste and Recycling Storage and Collection provisions have been shown on the Planning Layouts.

has been submitted to, and approved in writing by, the local planning authority.	
15. Development shall not commence until a scheme that makes provision for the secure storage of cycles for each dwelling has been submitted to, and approved in writing by, the local planning authority.	Secure Storage of Cycles have been provided in the form of garden sheds for dwellings with no garage. These have been shown on the planning layouts and a shed detail has also been produced by Persimmon Homes to discharge this condition.
16. Development shall not commence until a Surface Water Drainage Scheme has been submitted to, and approved in writing by, the local planning authority.	Travis Baker have produced a Drainage Scheme for the site, this is submitted in support of this reserved matters and to discharge this condition.
17. Development shall not commence until infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise the suitability of the site for the use of infiltration as a drainage element, and this has been submitted to, and approved in writing by, the local planning authority.	PJS Geoenvironmental has produced a Geoenvironmental Survey which confirms the suitability of infiltration on the site.
18. Development shall not commence until a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority.	Trial Trenching has been completed by the University of Leicester Archaeological services. Their final report is submitted a part of this application.
19. Prior to first occupation of the development, details in relation to the long-term maintenance of the Surface Water Drainage System shall have been submitted to, and approved in writing by, the local planning authority.	Travis Baker have produced a long-term surface water management statement which confirm our intention for the future of the surface water scheme.

### Housing Mix

Policy 16 of the Core Strategy requires a mix of house types and tenures to be provided on all sites of 10 or more dwellings, taking account of the type of provision that is likely to be required, based on table 3 in the Core Strategy and informed by the most up to date housing needs data.

The proposed housing mix comprises 143 open market properties and 96 affordable homes which are split between 54 affordable rent, 24 affordable home ownership and 18 intermediate properties.

The proposed housing mix was discussed with the Local Planning Authority prior to the submission of the reserved matter application. This has led to the following proposed whole site housing mix:

	Amount	Percentage (%)
1 Bed	6	2.5
2 Bed	16	31.8
3 Bed	78	32.7
4 Bed	52	22
5 Bed	27	11
TOTAL	239	

The mix of homes provides an excellent range of house types and sizes and will make a significant contribution to the needs of the community.

The proposed affordable housing includes a policy compliant provision of 40% affordable housing with a tenure split of 56.25% affordable rent, 18.75% shared ownership and 25% Affordable Home Ownership. The proposed mix is below:

	Affordable Rent	Intermediate	Affordable Home Ownership
1 Bed	6		
2 Bed	28	11	14
3 Bed	20	7	10
TOTAL	54 (56.25%)	18 (18.75%)	24 (25%)

The overall mix of homes has been provided in response to local need and demand and will provide a positive contribution to the local housing supply.

I trust the above is sufficient for you to validate the application, but should you have any queries or require any further additional information, please do not hesitate to contact me.

The application fee of £66,014.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP- 13389866.

Should you require any further information or clarification on any of the above then please contact me.

Kind regards.

On behalf of Persimmon Homes North Midlands

**Esther Wiles**

Graduate Planner

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