Greyhound Stadium
Hinckley

Supporting Plans Document
Planning Proof of Evidence

A.C. Bateman - Pegasus Planning Group

Appeal by Crest Nicholson Operations Ltd



March 2010 | Bir.1928

PLANS TO ACCOMPANY DOCUMENTS IN RESPECT OF:

APPEAL BY CREST NICHOLSON OPERATIONS LIMITED

AGAINST THE REFUSAL BY HINCKLEY AND BOSWORTH BOROUGH COUNCIL OF AN APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 84 DWELLINGS INCLUDING PROVISION OF OPEN SPACE, NEW ACCESS ARRANGEMENTS AND OTHER ASSOCIATED WORKS

AT THE GREYHOUND STADIUM, NUTTS LANE, HINCKLEY

Reference: BIR.1928 Date: March 2010

Appeal Ref: APP/K2420/A/09/2118652/NWF

DEVELOPMENT SERVICES

18 MAR 2010

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PLANS

CONTENTS PAGE

Plan 1	Site Location Plan
Plan 2	Facilities Plan – Drawing Ref: BIR.1928_02-1a Transport Plan – Drawing Ref: BIR.1928_03-1a
Plan 3	Previous Application Plans (Ref: 06/00638/FUL) Site Masterplan (As Refused) – Drawing Ref: 0357/001/A Site Location Plan (As Refused) – Drawing Ref: 0357/002
Plan 4	Application Plan (Ref: 09/00660/FUL) Site Layout – Drawing Ref: C.0255_20B

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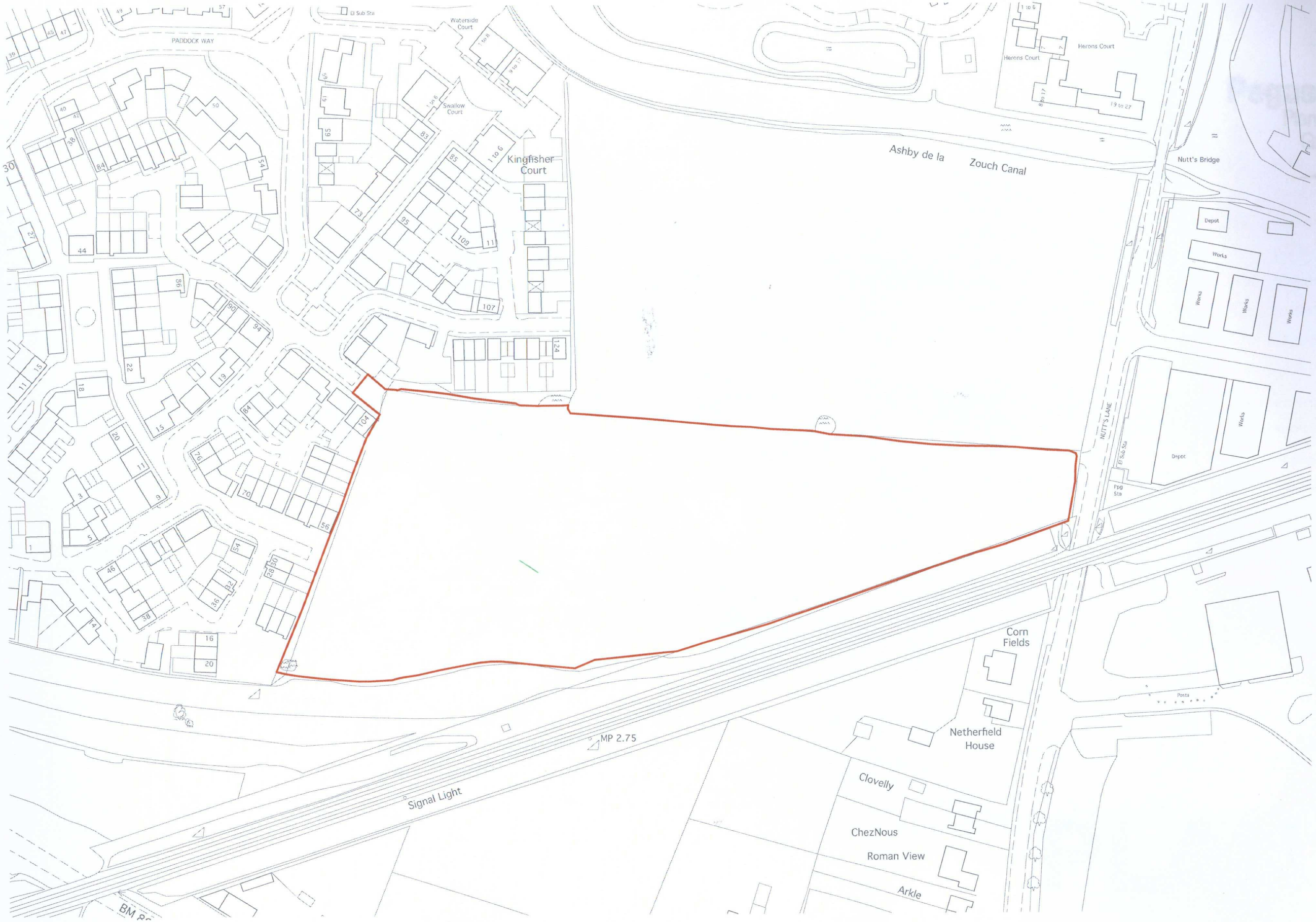
PLAN 1



North

0 25 50m

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Hinckley, Nutt's Lane (former Greyhound Stadium) - **Site Location Plan**

| T 01285 641717 | F 01285 885115 | www.ppg-llp.co.uk | Team MCC/SH | October 2008 | 1:1500@A3 | drwg. C.0255_09 | Client: **Crest Nicholson Operations Ltd.**

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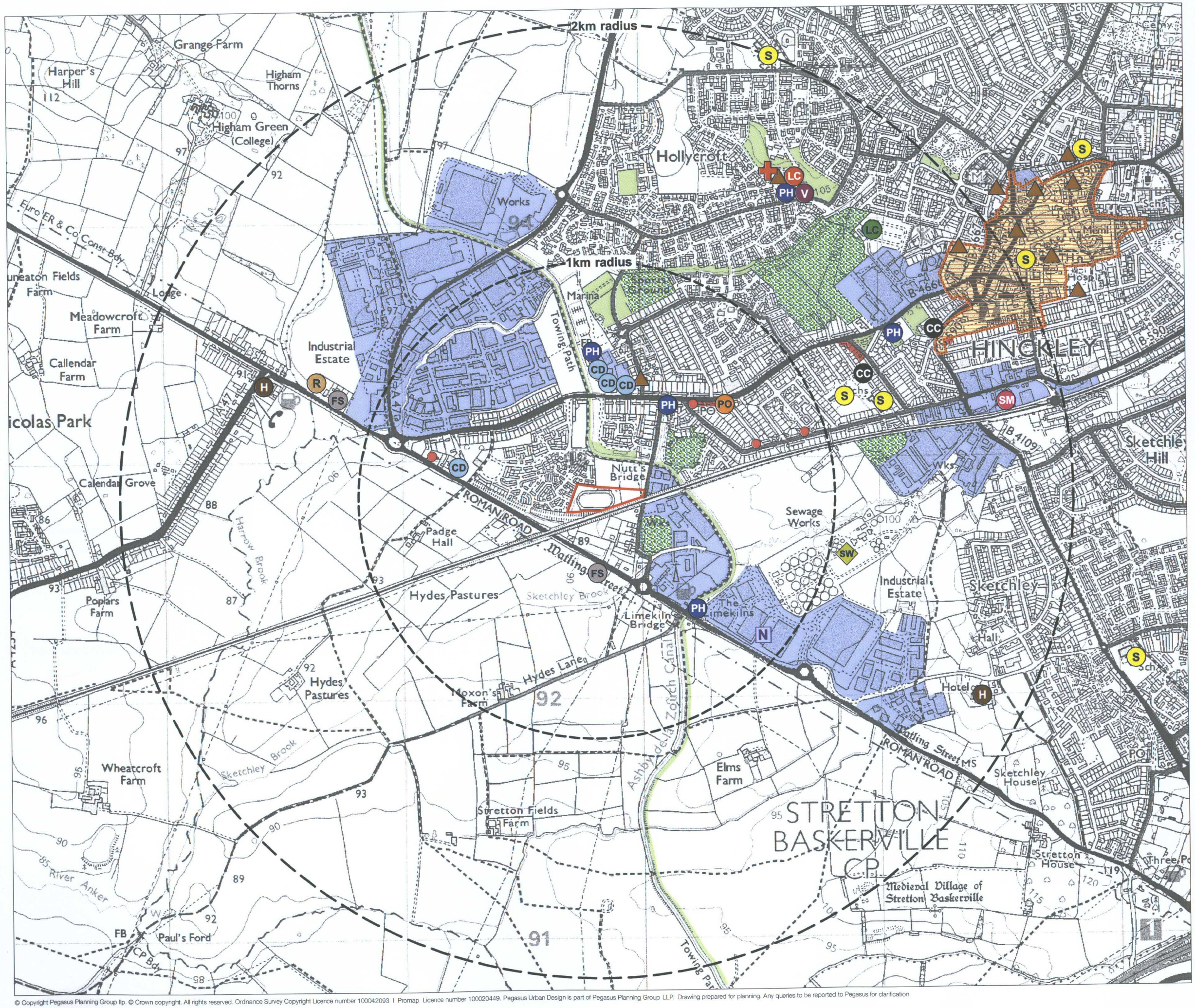
PLAN 2



KEY

- The Site
- School
- Community Centre
- Public House
- Hotel
- Place of Worship
- Post Office
- Shops
- Shopping Parade
- Local Centre
- Supermarket
- Medical Centre
- Leisure Centre
- Vetinary Centre
- Restaurant
- Fuel Station
- Car Dealership
- Sewerage Works
- Hinckley Town Centre
- Public Open Space
- Recreation Open Space
- Employment
- 1km & 2km Radius

Hinckley Greyhound Stadium, Hinckley

Facilities Plan

Crest Nicholson Operations Ltd

www.ppg-llp.co.uk
Team KM/ALF
12th March 2010
1:15,000 @A3

BIR.1928_02-1a

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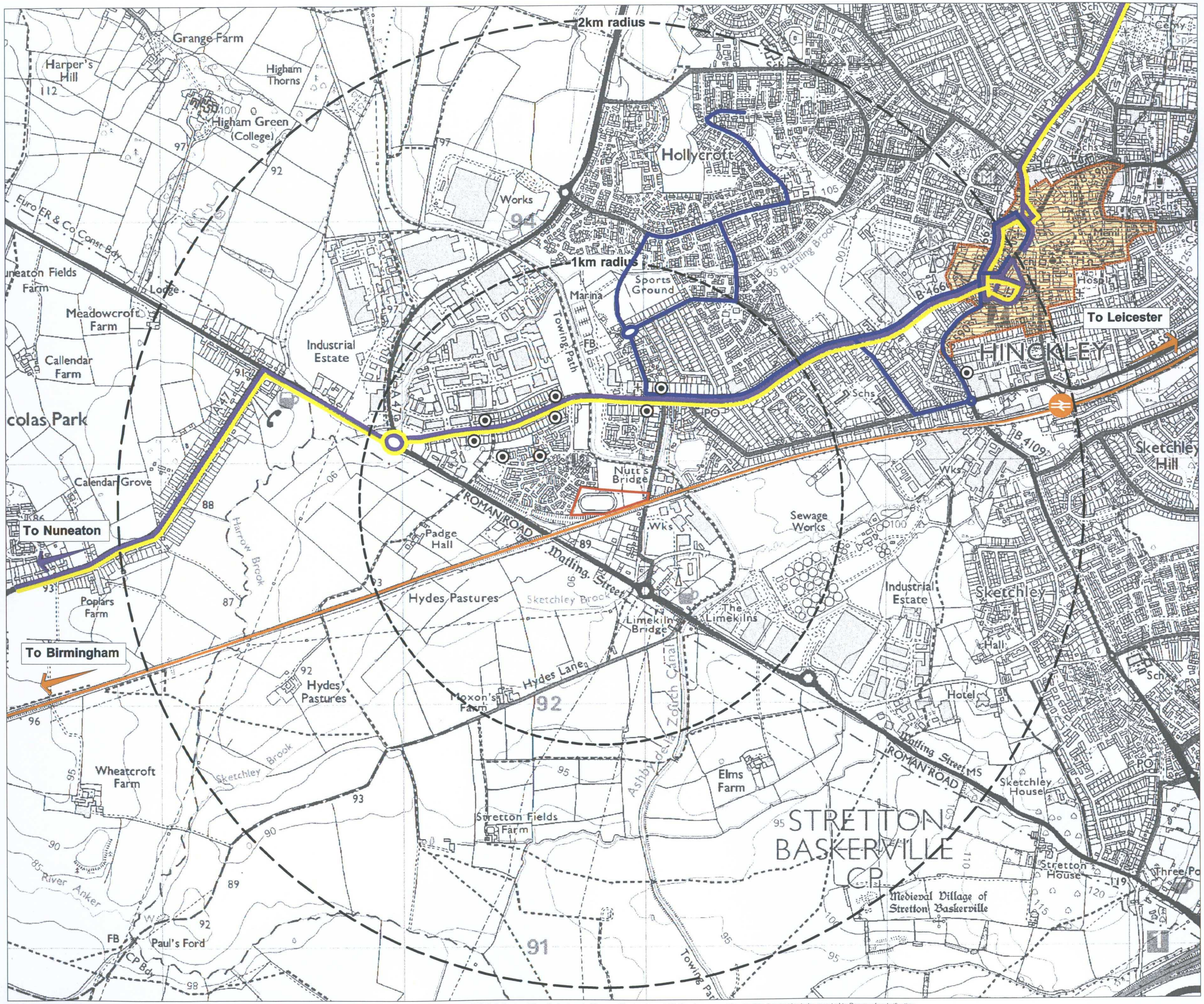

KEY

- The Site
- Hinckley Town Centre
- Railway Line
- Railway Station

Bus Services

- Service no.76 Hinckley Town
- Service no.158 Leicester - Hinkley - Nuneaton
- Service no.48 Leicester - Hinkley - Nuneaton - Coventry
- Bus stops

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Hinckley Greyhound Stadium, Hinckley

Transport Plan

Crest Nicholson Operations Ltd

www.ppg-llp.co.uk
Team KM/ALF
12th March 2010
1:15,000 @A3

BIR.1928_03-1a

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PLAN 3

06/00636/FUL

0 7 JUN 2006

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REV:	DATE:	DESCRIPTION:	BY:	RVW:
A:	180806	emergency access removed	SD:	SD:

Public Open Space

Open Space

Depot

Works

Elec Sub Sta

Ppg Sta

Corn Fields

Netherfield House

Clovelly

ChezNous

Roman View

MP 2.75

Signal Light

Posts

DEVELOPMENT SERVICES
21 SEP 2006
RECEIVED

Hinckley & Bosworth Borough Council
Planning Services
REFUSED PLAN
07.12.06

Design Group 3 | Architects

30 Queen Charlotte Street, Bristol, BS1 4HJ
Tel: 0117 925 7778 Fax: 0117 925 7779
E-mail: bristol@dg3a.co.uk Website: www.designgroup3.co.uk

Client: Crest NICHOLSON

Project Name:				
Hinckley Greyhound Stadium				
Drawing Title:				
Site Masterplan				
Project No:	Drawing No:			Revision:
0357	001			A
Drawing Status:	Date:	Scale:	Drawn:	Reviewed:
PLANNING	12.05.06	1:500@A1	SD	SD

07 JUN 2006 06/00638/FUL

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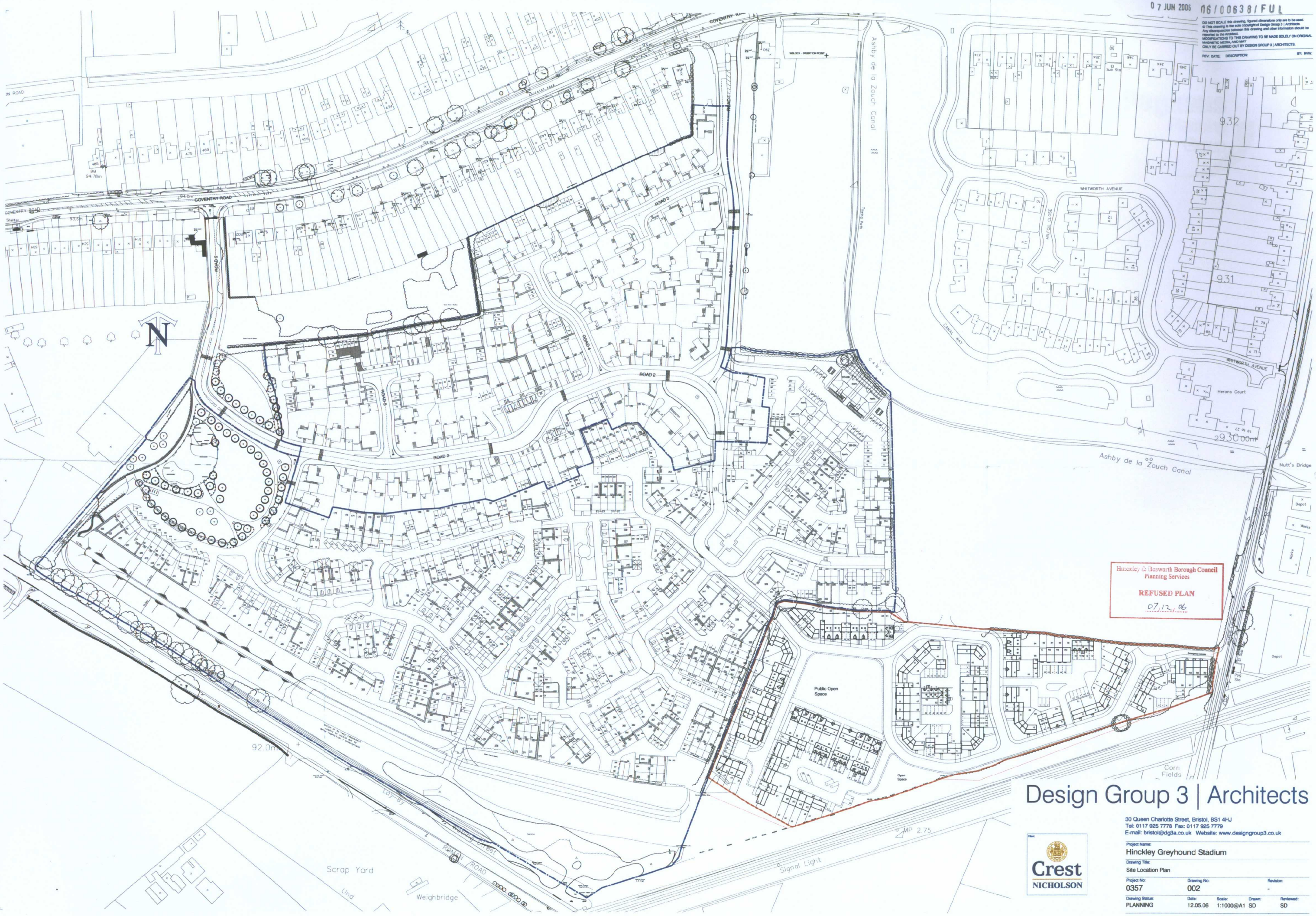
REV: DATE: DESCRIPTION: BY: RVW:



Hinckley & Bosworth Borough Council
Planning Services
REFUSED PLAN
07/12/06

Design Group 3 | Architects

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E-mail: bristol@dg3a.co.uk Website: www.designgroup3.co.uk

Client: Crest NICHOLSON

Project Name: Hinckley Greyhound Stadium				
Drawing Title: Site Location Plan				
Project No: 0357	Drawing No: 002			Revision: -
Drawing Status: PLANNING	Date: 12.05.06	Scale: 1:1000@A1	Drawn: SD	Reviewed: SD

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PLAN 4

Key:

- Site boundary
- Proposed built form
- Landmark buildings
- Macadam road and pavement
- Tegula block paving, colour "Harvest" in random pattern courses
- 200x100 block paving colour "Brindle" laid in herringbone pattern
- 1.8m high brick wall - flemish bond with half round capping and detail buttresses
- 1.8m high close board fence
- 1.8m high larch lap fence
- 1.2m high roll top metal railings
- 200mm square section 'Woodscape' timber bollards
- Trellis with climbers on 1.8m high brick wall
- Indicative planting
- Specimen tree in metal grille and guard
- Existing vegetation
- Attenuation area - bank gradient 1:4
- Gate / rear access (nts)
- Lockable gate to shared rear access (nts)
- Feature gate in 1.8m high brick wall (nts)

Paddock Way
Main access
Space 1
Street 1
Space 3
Street 4 (Shared Surface)
Foot/cycle link
Play Area (LEAP)
Open Space (0.168ha)
Nutt's Lane
El Sub Sta
Ppg Sta
Street 2
The Lane
Street 3 (Shared Surface)
Space 2
Open Space (0.15ha) (attenuation area) subject to landscape design scheme
Traffic Calming
Railway
MP 2.75
Signal Light
Corn Fields
Netherfield House
Clovelly

Revisions:
'A: 12-11-2009: General revisions to rationalize handing of units and to address comments received
B: 19-11-2009: Apartment block extended to accommodate 6No. 2 bed and 3No. 1 bed units.

North

0 25 50m

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