
From: Lesley Keal
Sent: 05 December 2023 09:48
To: Matt Jedruch
Subject: RE: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt

Please see highlighted in yellow my response plus comments on 3.5 of the planning statement. The POS Recreation Study is set out and they either provide on site or off site. They cannot say that sufficient play area has been provided in Phase 4 as this is incorrect, one it has not yet been provided and two this was based on the original Hinckley West site which was XXX houses and now with a further 153 requires more- see below:

- The POS requirement for Casual / Informal Play Space is met within the scheme; Where ? Please show where this is on a plan (all I can really see is "accessible green spaces around the edge of the site. A casual informal area should be an area where children can play safe with an area not just because there is surplus land at the edge of a site.
- That there is a very minor "shortfall" of 0.08ha of accessible natural green space (0.62ha vs 0.70ha) but that this is more than offset by the significant over-provision when taking account of the entire Normandy Fields scheme as a whole (which will deliver 9.99ha compared to the combined requirement of 4.61ha). Therefore, a contribution is not anticipated for this typology; Please show the extent of this area no problem with it just falling less than the required sqm.
- That the adjacent play space in Phase 4 is of a sufficient size to meet the S106 requirement for the committed scheme plus the POS requirement for this FPA scheme. Given the proximity of the FPA site to this facility, no contribution is expected for this typology; and I understand the principle of this however Phase 4 REM has not been submitted as yet, whilst it is envisaged that it will come forward, there is no guarantee of when.
- That an appropriate financial contribution towards outdoor sports provision is anticipated. Agreed and should be "within the vicinity of the development " so that it can be used towards the playing pitches / facilities on the Hollycroft Grange Site and/or Richmond Park, Wykin Park or Langdale which are all within 1km of the site

3.5 "The committed scheme" - not yet implemented no guarantee it will be implemented for Phase 4. What security do HBBC have that this will be met the stand alone application should not rely on this.

The equipped open space provided on the Hollycroft Grange scheme was calculated on the number of dwellings for this site therefore if HBBC accept that the equipped play in Phase 4 will satisfy the need of the 153 dwellings, it needs to be larger to accommodate a further 153 dwellings, making it more of a significant of an area.

It is down to the developer to propose a solution. The development as a whole will lose out on a provision contribution of £100,207.04 extra to be spent on a play area and an additional 550.8 sqm to be provided. The area on Phase 4 could be made bigger and better with this contribution and an associated maintenance of £96,720.48

On Site POS						
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	On site provision per square metre	provision contribution	Maintenance contribution per square metre (based on 20 Years)
Equipped Children's Play Space	3.6	153	550.8	£181.93	£100,207.04	£175.60
Casual/Informal Play Spaces	16.8		0	£4.44	N/A	£10.80
Outdoor Sports Provision	38.4		0	£9.05	£0.00	£8.60
Accessibility Natural Green Space	40		0	£4.09	N/A	£14.20
				Provision total	£100,207.04	Maintenance total

I believe that £100k is a significant amount of additional play equipment that is required to mitigate the impact of this development, perhaps they would like to provide an "offsite" contribution which is what happens when there is a local play area within the vicinity of a proposed development to make the necessary improvements to mitigate the impact. With an off- site contribution secured it at least provides a contribution to make improvements to the nearest play areas such as equipped areas in Phase 1 & 2 which the BC will be adopting and is already in place.

Off Site POS						
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	Offsite provision per square metre	provision contribution	Maintenance contribution per square metre 1(Based on 10 Years Off site)
Equipped Children's Play Space	3.6	153	550.8	£181.93	£100,207.04	£87.80
Casual/Informal Play Spaces	16.8		0	£4.44	£0.00	£5.40
Outdoor Sports Provision	38.4	153	5875.2	£9.05	£53,170.56	£4.30
Accessibility Natural Green Space	40		0	£4.09	£0.00	£7.10
				Provision total	£153,377.60	Maintenance total

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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Hinckandbosbc



@Hinckandbosbc

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: Thursday, November 30, 2023 11:35 AM

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

Subject: FW: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Hi Lesley,

Hope all's well.

Please see below re. 23/00573/FUL with revised layout and your previous comments attached.

I recall us having further discussions, but as the highways issues have dragged along I don't think we have looked at it in detail since your initial comments from 8th August.

Happy to discuss further if needed.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Sam Perkins <sam@wearedefine.com>
Sent: Thursday, November 30, 2023 11:24 AM
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Sally Smith <sally.smith@bloorhomes.com>; Jenny Brader <Jenny.Brader@bloorhomes.com>; Mark Rose <mark@wearedefine.com>; Jack Downing <jack.downing@bloorhomes.com>
Subject: Re: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Hi Matt,

Many thanks for sending these comments through.

I just wanted to double check whether you have re-consulted the Compliance and Monitoring Officer following their initial comments dated 8th August 2023? You will recall that we set out our position (as per Section 3.5 of the Planning Statement) during our meeting a few months ago that:

- The POS requirement for Casual / Informal Play Space is met within the scheme;
- That there is a very minor "shortfall" of 0.08ha of accessible natural green space (0.62ha vs 0.70ha) but that this is more than offset by the significant over-provision when taking account of the entire Normandy Fields scheme as a whole (which will deliver 9.99ha compared to the combined requirement of 4.61ha). Therefore, a contribution is not anticipated for this typology;
- That the adjacent play space in Phase 4 is of a sufficient size to meet the S106 requirement for the committed scheme plus the POS requirement for this FPA scheme. Given the proximity of the FPA site to this facility, no contribution is expected for this typology; and
- That an appropriate financial contribution towards outdoor sports provision is anticipated.

Therefore, if you haven't already, I wonder whether it is worth relaying our position to the Compliance and Monitoring Officer in seeking their comments on the revised proposals? I have attached the submitted Planning Statement below for ease if you would like to share that with the officer.

Kind regards
Sam

Sam Perkins
Planner

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T: 0121 237 1919 | M: 07732 901956
sam@wearedefine.com

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On 29 Nov 2023, at 11:28, Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk> wrote:

Hi Sam,

Please see the attached comments from the LLFA and also NHS ICB both received by HBBC yesterday.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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<image001.jpg>

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<image002.png> @Hinckandbos_bc <image003.jpg> Hinckandbosbc <image004.png> @Hinckandbosbc

From: Sam Perkins <sam@wearedefine.com>

Sent: Wednesday, November 29, 2023 11:12 AM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Sally Smith <sally.smith@bloorhomes.com>; Jenny Brader <Jenny.Brader@bloorhomes.com>;

Mark Rose <mark@wearedefine.com>; Jack Downing <jack.downing@bloorhomes.com>

Subject: Re: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Hi Matt,

Thanks for confirming. I would be grateful if you could raise this with the County Highways Officer next week as suggested, and continue to chase both County and National Highways please.

Whilst writing, I can see that comments from the LLFA have been uploaded today, but I am unable to access or download the comments. I'm not sure whether this is just an issue with my computer or whether the file is corrupt, but I would be grateful if you could send the comments through to me directly for ease please.

Kind regards

Sam

Sam Perkins
Planner

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T: 0121 237 1919 | **M:** 07732 901956

sam@wearedefine.com

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On 29 Nov 2023, at 09:36, Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk> wrote:

Hi Sam,

Thanks for your email.

Unfortunately I have not heard anything from either party so far, but I have chased via email. I am also seeing the County Highways Officer next week for an appeal hearing, so I will chase again then if necessary.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

<image001.jpg>

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<image002.png>

@Hinckandbos_bc

<image003.jpg>

Hinckandbosbc

<image004.png>

@Hinckan

From: Sam Perkins <sam@wearedefine.com>

Sent: Tuesday, November 28, 2023 5:06 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Sally Smith <sally.smith@bloorhomes.com>; Jenny Brader

<Jenny.Brader@bloorhomes.com>; Mark Rose

<mark@wearedefine.com>; jack.downing@bloorhomes.com

Subject: Re: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Good Afternoon Matt,

I hope you are well.

I was just wondering whether you have received anything from National Highways / County Highways in relation to this application following the submission of our Technical Note on 26th October, even if that is just setting out when a response is likely?

Over a month has passed since the submission of the Technical Note and, as I am sure you will recognise, we are keen to understand the position of both parties. Therefore, we would be grateful if you could continue to chase response from both parties, and we will do the same from our end - a two pronged approach often works best!

Kind regards
Sam

Sam Perkins
Planner

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sam@wearedefine.com

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On 16 Nov 2023, at 13:24, Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk> wrote:

Afternoon Sam,

Thanks for your email. I have arranged for the revised documents to be uploaded today and for a 14-day re-consultation to begin. If any queries arise I will let you know.

Many thanks,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

<image001

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<image002.png> @Hinckandbos_bc <image003.jpg> Hinckandbosbc <image004.png> @

From: Sam Perkins <sam@wearedefine.com>
Sent: Thursday, November 16, 2023 12:37 PM
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: Sally Smith <sally.smith@bloorhomes.com>; Jenny Brader <Jenny.Brader@bloorhomes.com>; Mark Rose <mark@wearedefine.com>
Subject: Land to the West of Normandy Way, Hinckley - 23/00573/FUL

Good Afternoon Matt,

I hope you are well. I write in respect of the above application following receipt of the detailed feedback received from LCC Highways in relation to the internal layout and your own design comments during the meeting on 24th August 2023. Bloor Homes have since undertaken a review of the scheme to address those comments, and I therefore attach a suite of updated plans and documents via the following link: <https://we.tl/t-x5w3difQDd>. Please note that this link will expire in 7 days.

I attach below a Covering Letter that sets out how the changes to the scheme take account of the feedback received, as well as a Schedule of Documents that highlights the revised submission plans and documents in red for ease. Please note that the two documents are also included in the linked submission package.

I also note for your reference that I will shortly be making a similar submission to Emma in relation to the Phase 4 Reserved Matters application.

I would be grateful if you could confirm receipt of this email and the submission documents, and arrange for them to be uploaded to the Council's application portal and for relevant consultees to be re-consulted accordingly. Please do let me know if you have any queries.

Kind regards
Sam

Sam Perkins
Planner

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sam@wearedefine.com

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On 26 Oct 2023, at 17:03, Mark Rose
<mark@wearedefine.com> wrote:

Good afternoon Matt,

I write in respect of the above application and the comments provided by National Highways (NH) and the County Council (LCC) as the local highways authority.

Please find attached a Technical Note prepared by Capricorn, the applicant's highways consultant, that provides a review of the assumed trip rates and the scheme's resultant traffic generation as discussed in a recent meeting the NH and LCC. The note also considers the scope for modal shift given the additional active and bus travel measures that will be delivered by the application to the benefit of the wider Hinckley West scheme.

Taking account of the trip rates based on recent local survey information and using the same rate of modal shift that has been agreed in respect of the East Shilton SUE, the Technical Note concludes that the scheme with the additional dwellings would effectively have no greater effect on the A5 having regard to the NH/LCC protocol above that which has already been approved and is currently being delivered. Therefore, there should be no requirement for further detailed modelling of the effects of the application scheme on the strategic road network.

We understand that both NH and LCC are now not actively opposing the appeal that is taking place in respect of Richborough's speculative residential development proposal on the unallocated site to the west of the A47, Hinckley that will inevitably be taking up highway capacity in the area. It is expected, therefore, that both NH and LCC will take a pragmatic and positive view of the evidence and proposition presented in the Technical Note in order to expedite the approval and delivery of this important scheme that benefits from a long standing development allocation in the Local Plan and allow it to continue to provide a substantial element of the Council's housing land supply.

Capricorn have today sent the Technical Note directly to both NH and LCC and have requested a meeting with a view to agreeing that position, which will then allow the Borough Council to positively determine the application once the minor amends to the internal layout we discussed have been submitted.

I trust that the above is clear, but I'm more than happy to discuss these matters further if that would be helpful. In the first instance, I would be grateful if you could confirm safe receipt.

Kind regards
Mark

Mark Rose
Director

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mark@wearedefine.com

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<C21021-HINCKLEY_WEST-TN3(REV_A).pdf>

On 14 Sep 2023, at 09:56, Matt
Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk> wrote:

Morning Sam,

Thanks for your email.

Please see the response from our
AH Officer attached.

I have also received a further
response from National Highways
this week, also attached. They have
requested further modelling to be
undertaken in order to fully assess
the impact of the development on
the A5 Longshoot and Dodwells
Junctions with the A47 and the
local network.

If you have any questions please ask.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Sam Perkins

<sam@wearedefine.com>

Sent: Tuesday, September 12, 2023
11:36 AM

To: Matt Jedruch

<Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Sally Smith

<sally.smith@bloorhomes.com>;

Jenny Brader

<Jenny.Brader@bloorhomes.com>;

Mark Rose

<mark@wearedefine.com>

Subject: Re: Layout Comments-
Land to the West of Normandy
Way, Hinckley - 23/00573/FUL

Good Morning Matt,

I hope you are well.

Many thanks for your time a few weeks ago and your comments as below on the FPA layout. We are currently in the process of reviewing the layout and will come back to you with a comprehensive submission as soon as possible, which will also incorporate the additional highways submission documents and a response to the

comments received from Active Travel England.

Have you received comments from the affordable housing officer as yet? If not, I'd be very grateful if you could chase them please, as it would be useful to take account of any comments in reviewing the layout.

Whilst writing, I was also wondering whether you have had any contact from National Highways on timescales for their formal response?

Kind regards
Sam

Sam Perkins
Planner

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sam@wearedefine.com

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On 21 Aug 2023, at 17:29, Matt Jedruch
<Matt.Jedruch@hinkley-bosworth.gov.uk>
wrote:

Hi Sam,

Apologies for the delay in sending my comments across.

Similarly to Emma I am happy with the proposed layout and would not request anything specific that needs changing.

I note that Highways have requested that parking spaces should not be located remotely from the front door access of dwellings, but I assume that this is being addressed as part of the wider Highways response? Plot 16 is the only one which really stands out to me.

Separately to the layout, we would support the inclusion of additional tree planting in the southern section of the site. I would also ask whether there is an alternative house type to the Morris which has two roof dormers sitting symmetrically with the first floor windows on the front elevation, rather than a single central dormer?

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Emma

Baumber2

<Emma.Baumber@hinckley-bosworth.gov.uk>

Sent: Thursday,
August 17, 2023
5:51 PM

To: Sam Perkins
<sam@wearedefine.com>

Cc: Sally Smith
<sally.smith@bloorhomes.com>; Jenny
Brader
<Jenny.Brader@bloorhomes.com>;

Mark Rose
<mark@wearedefine.com>; Matt
Jedruch
<Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: RE: Layout
Comments- Land to
the West of
Normandy Way,
Hinckley -
23/00574/REM

Good afternoon
Sam,

I hope you are well.

With regards to
layout, I am
generally happy
with that proposed

and consider it is in general accordance with the approved design and access statement. Clearly there are some areas raised within LCC highway comments (attached) which need to be addressed, for brevity I haven't commented on these here as it would be useful to understand your position on this in next weeks meeting. There are areas of concern I share, particularly the parking provision for some plots (in terms of remoteness), in addition to plots 70 and 90 identified by LCC, I would like to discuss the parking arrangements for plots 20 and 42 (with the potential to re-organised parking for plots 44 and 43?).

I'll aim to provide any comments on other areas (eg materials) early next week and ahead of Thursday.

With the exception of the attached comments from LCC ecology, there are no outstanding issues from consultees which need to be addressed for the Reserved Matters element.

Matt will follow up
with comments on
the full element as
soon as possible.

Kind Regards

Emma Baumber MRTPI
Team Leader (Development Management)
Tel: 01455 265 598
Email: emma.baumber@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Emma
Baumber2
Sent: Tuesday,
August 15, 2023
4:19 PM
To: 'Sam Perkins'
<[sam@wearedefin
e.com](mailto:sam@wearedefin
e.com)>; Matt
Jedruch
<[Matt.Jedruch@hin
ckley-
bosworth.gov.uk](mailto:Matt.Jedruch@hin
ckley-
bosworth.gov.uk)>
Cc: Sally Smith
<[sally.smith@bloor
homes.com](mailto:sally.smith@bloor
homes.com)>; Jenny
Brader
<[Jenny.Brader@blo
orhomes.com](mailto:Jenny.Brader@blo
orhomes.com)>;
Mark Rose
<[mark@wearedefin
e.com](mailto:mark@wearedefin
e.com)>; Chris
Brown
<[Chris.Brown2@hi
nckley-
bosworth.gov.uk](mailto:Chris.Brown2@hi
nckley-
bosworth.gov.uk)>
Subject: RE: Land
to the West of
Normandy Way,
Hinckley -
Application Refs.
23/00573/FULL and
23/00574/REM

Good afternoon
Sam,

Thank you for your
email

Myself and Matt
will get any
comments on
layout across to
you by CoB
Thursday, although,
we have discussed
this and don't
anticipate to be
requesting any
significant changes
in terms of layout.

Would it be
possible to arrange
for a Teams follow
up/progress update
for next week?

Myself and Matt
have good
availability:
Monday 21st (AM)
Wednesday
23rd (Post 3PM)
Thursday 24th (PM)

Kind Regards

Emma Baumber MRTPI
Team Leader (Development Management)
Tel: 01455 265 598
Email: emma.baumber@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Sam Perkins
<[sam@wearedefin
e.com](mailto:sam@wearedefin
e.com)>

Sent: Monday,
August 14, 2023
2:51 PM

To: Matt Jedruch
<Matt.Jedruch@hinckley-bosworth.gov.uk>;
Emma Baumber2
<Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Sally Smith
<sally.smith@bloorhomes.com>; Jenny Brader
<Jenny.Brader@bloorhomes.com>;
Mark Rose
<mark@wearedefine.com>; Chris Brown
<Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: Land to the West of Normandy Way, Hinckley - Application Refs. 23/00573/FULL and 23/00574/REM

Good Afternoon
Matt / Emma,

I hope you are well.

I write in relation to the above planning applications at Land to the West of Normandy Way, Hinckley.

As you will be aware, we have received comments from LCC Highways in response to both applications. We are currently reviewing the layout to take account of the comments received, but I just wanted to check in the first instance

whether either of
you have any
comments in
relation to the
layout at this point,
as it would be
convenient if we
could consider
them at the same
time.

Kind regards
Sam

**Sam Perkins
Planner**

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137 Newhall
Street | Birmingham | B
3 1SF

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1919 | M: 07732 901956**
sam@wearedefine.com

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om](http://www.wearedefine.com)**

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please return this
message to the sender
and delete it. Any use of
this e-mail by an
unauthorised recipient is
prohibited.

This email and any
files sent with it are
confidential.
If this email isn't
intended for you,
please notify the
sender immediately
and then permanently
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