



CHARLES CHURCH

CHARLES CHURCH HOMES

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Tel: 0116 281 5600

Our Ref: PP-13261180

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

19th July 2024

Dear Sir/Madam,

Approval of details reserved by conditions 5 and 10 under Reserved Matters application no: 23/01204/REM for approval of Reserved Matters of outline planning application 21/01131/OUT for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works on Land South of Sketchley Grange Hotel, Sketchley, Burbage

Following the granting of reserved matters planning permission, I provide you with details necessary to discharge the below conditions.

Condition 5 (Treatment of PROW and Bridleway)

No development above floor plate level shall take place until a scheme for the treatment of the Public Rights of Way (Footpath U64 and Bridleway U67) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of, but not limited to, the surfacing, width, depth, and landscaping of the Public Rights of Way, and their associated way marking, and accessibility improvements, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetables.

Please find the following enclosed documentation in support of **Planning Condition 5** for the above approved development:

- Sketchley Grange Burbage - POS and Existing Footpaths Surface Scheme
- Sketchley Grange Burbage - Public Open Space Phasing Plan

The Surface Scheme plan proposes the surfacing and the POS Phasing Plan, which was approved through the Reserved Matters application, highlights the phases which areas and PROWs will be opened.

Condition 10 (Cycle Storage)

The development hereby permitted shall not be occupied until such time as secure cycle parking has been provided in accordance with details first submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, the cycle parking shall be maintained and kept available for use in accordance with the approved details.

Please find the following enclosed documentation in support of **Planning Condition 10** for the above approved development:

- Sketchley Grange Burbage - Garden Shed Plan

The details show the garden sheds which will be provided to dwellings with no garages for cycle storage.

The planning application fee of £145.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-13261180. Should you require any further information or clarification on any of the above then please contact me.

Kind regards, On behalf of Charles Church

Esther Wiles

Graduate Planner

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