

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Joe Fleetwood, Planning Officer
Direct Dial/Ext:
Mobile:
Email: joe.fleetwood@hinckley-bosworth.gov.uk
Our Ref: 26/00265/NMA
Date: 11 June 2026



**Hinckley & Bosworth
Borough Council**

Mr Sam Salt
Avant Homes West Midlands
Wingfield Court
18 Coventry Road
Coleshill
Birmingham
B46 3BE

Dear Sir/ Madam

APPLICATION NO: 26/00265/NMA

Address: Land Opposite Spring Acre, Lychgate Lane, Burbage

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on Land Opposite Spring Acre, Lychgate Lane, Burbage.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 22/00192/OUT:

Non-material amendment to planning permission 22/00192/OUT, including the amendments to conditions 3 and 20, to reference the correct highways plan and the inclusion of an additional plan.

The proposal is considered acceptable subject to the conditions originally imposed on application **22/00192/OUT** except the amended conditions below:

3. The development hereby permitted shall not exceed 85 dwellings in total and shall be in accordance with the following approved details:

Site Location Plan n1456 001 A received 25 February 2022
Proposed habitat plan received 11 November 2022
Proposed Access Junction Layout – ADC2167-DR-001 Rev P6
Proposed Relocation of Speed Limit Change – ADC2167-DR-003 P1

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

20. No dwellings shall be occupied before the improvements, approved within the highways improvement scheme, in the hereby approved plan named Proposed Improvement Scheme, Drg No. ADC2167-DR-004 Rev P3, have been completed in accordance with the approved details.

Reason: To ensure safe and suitable access and to limit detrimental impacts to highway safety, in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown."

Christopher Brown MRTPI
Head of Planning

11 June 2026