Define. Unit 6
133-137 Newhall Street. Birmingham. B3 1SF
T: 0121 237 1901 W: www.wearedefine.com

Development Management Team,
Hinckley and Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
LE10 0FR

4th November 2026

DE_155L_HW Pitches NMA_2026 11 04_SP

To Whom It May Concern,

NON-MATERIAL AMENDMENT IN RELATION TO RESERVED MATTERS APPROVAL REF. 23/01139/REM: DELIVERY OF SPORTS PITCHES AT LAND WEST OF HINCKLEY

I write on behalf of Bloor Homes Limited (BHL) to seek a Non-Material Amendment (NMA) in relation to the Reserved Matters (RM) approval relating to the delivery of new sports pitches at Land West of Hinckley West (referred to as "Normandy Fields"). The amendments that are proposed seek to ensure consistency between the development proposals and the proposals relating to the adjacent parcel of land to the south, and also reflect the practicalities of delivering a club house in due course.

BACKGROUND:
RM approval was granted in May 2026 (RM Ref. 23/01139/REM), pursuant to the overarching outline planning permission in relation to the Normandy Fields development (Ref. 15/00188/OUT, "the OPP").

BHL also sought to discharge the relevant conditions relating to the delivery of the proposed pitches at the same time; notably Conditions 11 (Walls, Fences, Railings and Gates) and 12 (Levels) of the OPP, with Discharge of Conditions ('DoC") approval granted in October 2024 (DoC Ref. 23/01169/DISCON). However, noting that the DoC application was approved ahead of the RM approval, and that further scheme amendments were made between the two approvals to address comments from consultees, a further DoC application was submitted in June 2026 with a view to ensuring consistency between the RM and DoC approvals.

That DoC application (Ref. 26/00499/DISCON) is undetermined at the time of writing. Therefore, I will also complete an aligned re-submission in relation to the pending DoC application to ensure that the RM and DoC proposals are consistent.

To assist in your determination of this application, this Cover Letter outlines the amendments that are proposed.

PROPOSED SCHEME CHANGES:
This NMA seeks approval for a small number of minor changes to the detailed landscape design of the playing pitches. The amendments seek to ensure consistency between this element of the Normandy Fields development and other adjacent parcels, with the following changes proposed:

- Aligning with the adjacent parcel of residential development to the south (Phase 8, which is being delivered by Jelson Homes), the retained public right of way is proposed to be 2m wide and bound in Breedon gravel. That will ensure consistent surfacing along the length of the retained PROW.
- Aside from the PROW, hard surfaced north to south links were also proposed between and along the side of the pitches in the approved plans, as well as a hard surfaced east to west link between them (running along the eastern part of the southern boundary of the RM area). To

Define is the trading name of Define Planning and Design Ltd. Registered in England and Wales. Company No. 06449768. VAT No. 104 9131 47.
Registered office c/o Mazars LLP, First Floor, Two Chamberlain Square, Birmingham B3 3AX.

encourage the use of the formal PROW, which provides a direct link to adjacent parcels, the aforementioned paths are now proposed to be soft landscaped.

In reviewing the plans and considering the practicalities of the construction programme, the decision has been made to also remove the hard landscaped area around the proposed club house. Indeed, it is considered more appropriate to install the hard landscaping at the same point as the club house is delivered; which would ensure that the soft landscaping is well-aligned with the club house proposals, rather than the club house design having to respond to pre-existing hard landscaping. Similarly, it will also be sensible for any seating and bike stands to be installed at the same time, so that seating can be located in the most appropriate location. They have, therefore, also been removed from the plans.

The proposed gates and bollards in this area are, however, retained to secure the potential club house land and limit access to the sports pitches by motorised vehicles; noting that this matter was raised by consultees during the course of the determination of the original RM.

REVISED PLANS:
In that context, revised plans have been submitted alongside this NMA application, as follows:

- Landscape Masterplan (Drawing Ref. DE_155_SP_001 **RevK**, replacing RevJ;
- Landscape Sections (Drawing Ref. DE_155_SP_003 **RevI**, replacing RevH.

All other submission documents remain unchanged, and therefore have not been submitted as part of this application.

I trust that the above amendments are acceptable, and therefore that this NMA application can be approved without delay. I have also submitted the updated plans, alongside a similar Cover Letter, in relation to the pending DoC application, in order to ensure consistency between the RM and DoC regimes.

If you have any queries in relation to this NMA or the DoC applications, then please do not hesitate to contact me

Yours sincerely,

[redacted]

Sam Perkins
Associate Planner