

Our Ref: PP-13870637

09th April 2025Planning Services
Hinkley and Bosworth Borough Council
Hinkley Hub,
Rugby Road,
Hinkley,
LE10 0FR

Dear Sir / Madam,

Section 96a application, Non-Material Amendment, to amend condition 2 of Reserved Matters permission for the residential development for 81 dwellings with provision of access, open space and associated infrastructure – Full Planning Permission 20/01225/FUL.

Please find enclosed, on behalf of Persimmon Homes North Midlands, an application made under Section 96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to the planning permission ref. 20/01225/FUL dated 6th March 2025.

We are applying to amend the list of approved plans to address the removal of existing vegetation on the boundary due to its health and state.

Further to the Arboricultural works being carried out by Kent Services we were advised that a number of trees were in a poor quality. Discussions with the Tree Officer Julian Simpson were undertaken. The inspections of the trees concluded the below:

- *1Nr Horse Chestnut – Tree is rotten at point of union, unsafe to climb and is dangerous.*
- *1Nr unspecified tree – Adjacent holly tree is dead and requires felling.*
- *1Nr Silver birch tree – Requires ivy removing to Ground Level.*
- *1Nr Silver birch tree – Severe lean towards garage and requires felling to prevent fall onto garage.*

These trees were removed as of the recommendations.

In light of the above works please find attached in this application revised plans landscaping plans showing the vegetation clearance and an updated boundary plan to address the rear boundaries of the properties. Below is the revised condition no.2 with the revised plans highlighted in red with the superseded plans with a line through.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- i. Drawing No. TGDP/TLES/MP1 - Colour Masterplan
- ii. Drawing No. CPL-EXT_ES-SRP Rev Q - Colour Planning Layout
- iii. Street scene 2 - CGI - Plots 71 - 74

- iv. Street scene 3 - CGI - Plots 77 - 81
- v. House Type Brochure - 20th June 2024
- ~~vi. Drawing No. 09642-FPCR-XX-XX-DR-L-0003-P08 - Landscaping Plans (Detailed Softworks and Play Proposals)~~
- vi. Drawing No. 09642-FPCR-XX-XX-DR-L-0003-P12 - Landscaping Plans (Detailed Softworks and Play Proposals)
- ~~vii. Drawing No. 09642-FPCR-XX-XX-DR-L-0004-P08 - Landscaping Plans (Detailed Softworks and Play Proposals)~~
- vii. Drawing No. 09642-FPCR-XX-XX-DR-L-0004-P12 - Landscaping Plans (Detailed Softworks and Play Proposals)
- ~~viii. Drawing No. 09642-FPCR-XX-XX-DR-L-0005-P06 - Landscaping Plans (Detailed Softworks and Play Proposals)~~
- viii. Drawing No. 09642-FPCR-XX-XX-DR-L-0005-P10 - Landscaping Plans (Detailed Softworks and Play Proposals)
- ix. Drawing No. 09642-FPCR-XX-XX-DR-L-0006-P06 - Landscaping Plans (Detailed Softworks and Play Proposals)
- x. Drawing No. PL-ECT_ES_RPM Rev H - Materials Plan
- ~~xi. Drawing No. ES-BTP-01 Rev B - Boundary Treatment Plan~~
- xi. Drawing No. ES-BTP-01 Rev D - Boundary Treatment Plan
- xii. Drawing No R-9188A-DJC-EK - June 2024 - Noise Impact Assessment
- xiii. Drawing No. PL-ES-TempA-01 - Temporary Access Plan
- xiv. Transport Statement Version 2 - 23 May 2024
- xv. Drawing No. 9642 AA_C - Tree Retention Plan
- xvi. Drawing No. 784-B026389 - Air Quality Assessment
- xvii. 20-429 Written Scheme of Investigation
- xviii. 2020-143 Archaeological Excavation
- xix. Drawing No. 21246 109B S38 Layout - Southern Entrance SH1of2
- xx. Drawing No. 21246 110B S38 Layout - Southern Entrance SH2of2
- xxi. Drawing No. 21246 103F S104 - Drainage Layout
- xxii. Drawing No. 21246 104D S104 Drainage Layout
- xxiii. LVIA Sept 2020
- xxiv. 20232-RLE-20-XX-RP-O-0005-P03 Phase 2 Report Site Investigation
- xxv. Drawing No. SLP_ES_01 - Site Location Plan
- xxvi. FW1670_TP_001 V3 Travel Plan
- xxvii. Tree Survey October / January 2022

The planning application fee of £363.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP- 13870637.

Should you require any further information or clarification on any of the above then please contact me.

Kind regards,
On behalf of Persimmon Homes North Midlands

David Gray
Planning Manager
David.gray@persimmonhomes.com