

Mr. Sullivan Archer
Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

17th March 2026

Dear Sullivan,

RE: Land off Cunnery Close, Barlestone

Outline planning application for the erection of up to 158 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

Planning Portal Reference: PP-14759641

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below.

1. Covering Letter
2. Location Plan (ref: 2020-007-101)
3. Development Framework Plan (ref: 2020-007-102)
4. Design and Access Statement (uploaded in 3 parts)
5. Planning and Affordable Housing Statement
6. Socio Economic Benefits Statement
7. Phase 1 Desk Study (uploaded in 4 parts)
8. Ecological Impact Assessment
9. Biodiversity Net Gain Report
10. Biodiversity Metric
11. Arboricultural Assessment
12. Landscape and Visual Impact Assessment
13. Proposed Access Strategy Plan (ref: P25081-001G) & Proposed Emergency Access Plan (ref: P25081-002D)
14. Transport Assessment
15. Travel Plan
16. Air Quality Assessment
17. Noise Assessment
18. Flood Risk Assessment (uploaded in 2 parts)
19. Archaeology & Heritage Desk Based Assessment
20. Statement of Community Involvement
21. Topographical Survey

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

May we request the name and address of the parties to whom notice has been sent is redacted please when uploading copies of the planning application form to the planning portal.

Validation requirements

The table below, taken from Hinckley and Bosworth Borough Council's website, sets out how the validation requirements for outline applications are met through the submitted documentation.

Requirement	Requirement Met	Commentary
Section 1: National Requirements		
Application Form	✓	
Ownership certificates and Agricultural Land Declaration	✓	
Site Location Plan A site location plan at a scale of either 1:1250 or 1:2500 which identifies the site and the surrounding area and shows at least two roads and the north point. The site should be outlined in red on all copies and any other land owned by the applicant in blue. It should include all land necessary to carry out the proposed development (for example, land required for access to the site from a public highway, visibility splays, car parking and open areas around buildings). Include OS licence number.	✓	Included with Application at a scale of 1:2,500 @ A3.
Design and Access Statement	✓	Included with Application.
Appropriate Fee	✓	Included with Application.
Section 3: Local Requirements – Plans and drawings (all applications excluding householder)		
Site Plan / Block Plan (1:500 or 1:200*) to include: The direction of north, the proposed development in relation to the site boundaries, all the buildings, roads and footpaths on land adjoining the	✓	Please refer to supporting Development Framework Plan (DFP) *Due to the size of the site, this is drawn to the scale – 1:2,500 @ A3 , which is a recognised standard metric scale.

site including access arrangements, all public rights of way crossing or adjoining the site, the position of all trees on the site, and those on adjacent land, the extent and type of any hard surfacing; and boundary treatment including walls or fencing where this is proposed.		The DFP demonstrates that the proposal can indicatively accommodate the required provision of Public Open Space in accordance with the Council's Open Space Assessment (2025).
Existing and Proposed Floor Plans	N/A	Not required as the application is submitted in outline.
Existing and proposed elevations	N/A	Not required as the application is submitted in outline.
Existing and proposed sections	N/A	Not required as the application is submitted in outline.
Existing and proposed roof plans	N/A	Not required as the application is submitted in outline.
Levels	✓	Please refer to topographical survey submitted.
Parking plan	N/A	Not required as the application is submitted in outline.
Floor space/accommodation schedule	N/A	Not required as the application is submitted in outline.
Bin stores/recycling facilities	N/A	Not required as the application is submitted in outline.
Hardstanding	N/A	Not required as the application is submitted in outline.
Section 5: Local requirements - Residential developments (one or more dwellings)		
Affordable housing statement	✓	Please refer to Planning and Affordable Housing Statement submitted.
Street scene	N/A	Not required as the application is submitted in outline.
Character analysis and appraisal	✓	Please refer to Design and Access Statement and Planning and Affordable Housing Statement submitted.
Samples of materials	N/A	Not required as the application is submitted in outline.
Section 7: Local requirements – Heritage assets		
Heritage Statements	✓	Please refer to Archaeology & Heritage Desk Based Assessment submitted.
Photographs	✓	Please refer to Archaeology & Heritage Desk Based Assessment however the proposals do not involve the demolition or any other works to a listed building and are not located in a conservation area.

Samples of materials	N/A	Not required as the application is submitted in outline.
Statement of justification	N/A	Not required as the proposals do not include any structural alterations to a listed building or demolition of a listed building
Schedule of works	N/A	Not required as the application is submitted in outlined and the proposed development does not propose any works to a listed building or demolition of a listed building.
Section 8: Local requirements – Reports and assessments (All types of development)		
Archaeological assessment	✓	Please refer to Archaeology & Heritage Desk Based Assessment submitted.
Air Quality Impact Assessment	✓	Please refer to Air Quality Assessment submitted.
Contaminated land assessment	✓	Please refer to Phase 1 Desk Study submitted.
Environment Impact assessment	N/A	The LPA will be required to screen the proposals as part of its legal requirement, however the applicant does not consider that an Environmental Statement is required, as was the case in previous applications at the site.
Flood risk assessment (FRA)	✓	
Sustainable urban drainage systems (SUDS)	✓	
Light Impact assessment	N/A	The proposal is in the vicinity of an existing light sources that has the potential to impact on the propose uses; and does not include the installation of floodlighting or other external lighting that has the potential to impact on existing light sensitive uses.
Noise impact assessment	✓	
Planning statement and additional supporting information	✓	Please refer to Planning and Affordable Housing Statement
Statement of community involvement	✓	
Structural survey	N/A	The application does not include the change of use of any buildings or works to the structure of a listed building
Transport statement or transport assessment and travel plan	✓	
Site waste management plan	✓	Please refer to Planning and Affordable Housing Statement

Retail impact assessment	N/A	The proposals do not seek planning permission for any retail uses.
Sequential test	N/A	The proposal does not seek planning permission for any retail uses.
Financial viability assessment	N/A	
Visual impact assessment	✓	
Biodiversity survey and report/ecological survey/protected species survey and report	✓	
Tree survey/arboricultural statement and landscaping schemes	✓	
Marketing information	N/A	The proposals do not include the loss of any employment uses.

Application fee

The Planning Application fee of **£23,529** has already been paid.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,



Holly Banks | Project Manager



Gladman Developments Ltd.