

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Approval of Reserved Matters

Name and Address of Applicant

Mr David Gray
Barratt and David Wilson Homes North
Midlands
2 Horizon Place
Mellors Way
Nottingham Business Park
Nottingham

Name and Address of Agent (if any)

David Gray
BDW (North Midlands Division)
2 Horizon Place
Mellors Way
Nottingham Business Park
Nottingham
NG86PY

Part I - Particulars of Application

Date of Application

28 November 2025

Application No.

25/01143/REM

Particulars and location of development :

Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT for 406 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2 (Reserved Matters); 4 (Finished Floor Levels); 6 (Materials); 9 (Tree Retention and Protection); 12 (CEMP); 13 (CTMP); 14 (Lighting); 16 (Waste Storage); 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21 (Noise); 22 (Cycle Storage); 28 (CEMP: Biodiversity), 29 (LEMP) and, 30 (Hedgerow Improvements).

Land North Of Normandy Way Hinckley Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

The Hinckley and Bosworth Borough Council grants approval in respect of the details referred to in Part I hereof for the purpose of the conditions imposed on the grant of outline planning permission and subject to the following condition(s) :-

IMPORTANT – PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

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

Site Location Plan drawing ref HA656-02
Composite Planning Layout Hinckley North Phase 2 drg ref HA656-101Ce Rev N
Hinckley Phase 2 Planning Layout House Type Schedule Rev G
Infrastructure Landscape Proposals drawing ref GL2575 LP 01C
Infrastructure Landscape Proposals drawing ref GL2575 LP 02C
Infrastructure Landscape Proposals drawing ref GL2575 LP 03C
Suds Drainage Area Plan ref H0997-312-05A
Suds Drainage Area Plan ref H0997-312-06A
Suds Drainage Area Plan ref H0997-312-07A
Suds Drainage Area Plan ref H0997-312-08A
Suds Drainage Area Plan ref H0997-312-09A
Engineering Layout drawing ref H0997-100-01J
Engineering Layout drawing ref H0997-100-02J
Engineering Layout drawing ref H0997-100-03K
Engineering Layout drawing ref H0997-100-04H
Engineering Appraisal drawing ref LH0997-P100-01F
Engineering Appraisal drawing ref H0997-P100-02F
Manhole Schedule drawing ref H0997-303-03E
Road and Sewer Long Sections drawing ref H0997-314-04E
Ex works & Drainage H0997-500-04C
Surface Water Management Plan drawing ref H0997-340-01E
Surface Water Management Plan drawing ref H0997-340-02E
Swept Path Analysis drawing ref H0997-322-01E
Swept Path Analysis drawing ref H0997-322-02E
Swept Path Analysis drawing ref H0997-322-03E
Swept Path Analysis drawing ref H0997-322-04E
Parking Analysis Plan drawing ref HA656-23 Rev A
Garden Compliance Plan drawing ref HA656-24 Rev C
Lighting Scheme drawing ref 3230-D-01-Rev A
Noise assessment 256308_001_P02
Barratt Materials Layout drawing ref HA656_06 Rev D
DWH Materials Layout drawing ref H0000-002-01_P02
Public Open Space Area Calculations Rev G
Hinckley Play Area Details
Cycle storage details drawing ref HA656 CS
Engineering Road Widening drawing ref H0997-P100-03B
Engineering Road Widening drawing ref H0997-P100-04B
Engineering Road Widening drawing ref H0997-P100-05B
Building for Healthy Life Assessment - Hinckley North Phase 2
Arboricultural Method Statement - 13072 AA&AMS
Hinckley Phase 2 Sustainability Statement
Biodiversity Net Gain Report - December 2025 - 13713-BNG Report
Habitat Management and Monitoring Plan - 10/03/2026
2010-DET-213 1.2m Post and Rail
2010-DET-216 450mm Knee-Rail
DB-SD13-006 1.8m Close Boarded Fence
DB-SD13-013 1.8m Boundary Wall Type 3
DB-SD13-014 External Gate
DB-SD13-221 750mm SuDS Perimeter Fence
HA656-100-09 Entrance Wall Detail

Barratt House Types:

BAFT LTGD
BKNL LT-I
BLUT LTHD
BMAI 3TGE
BRIMSTONE - 00801, 00803
B38F 3TGE
B39F 3TGE
B50FLTHE
B50F LT-I
B52ALTHE
B52ALT-I
B54FLTHE
B54FLT-I
B55FLTGE
B50FLTHE
B50F LT-I
B52ALTHE
B52ALT-I
B54FLTHE
B54FLT-I
B55FLTGE
BKEY LTHD
BASC LTGD
BDBY LTHD
X107
FALLOW - 00801
BHAL LTHD
BHCR LTHE
BKNL 3TGE
BKNL LTHE
BKNL LT-I
BLUT LTHD
BMAI 3TGE
BWOX X3GE
BWOX X3GL

David Wilson House Type drawings:

H456-G7
H457X-H7
H469X-H7
H470X-G7
H539X-G7
H597X-G7
P204XEH7
P204XI-7
P232XI-7
P233X1-7
P331XDH7
P331XEH7
P341XDG7
P341XEG7
P382XEH7
P382XI-7
SF58XE-7
SF59XE-7

SH50XEH7
SH50XI-7
SH52XEH7
SH55XEG7
T310XEG7
T310XEG7 Render (Plots D3-D10)
T310XEG7 Render and Drive Through (Plots D3 +D10)
T310XI-7
T32106X7
X107XEC7
BMGH1LTGD
H3033DXF
H417X-H7
H418X-H7
H429X-H7
H442X-H7
H454 X-G7 DS02

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

2. Prior to the commencement of development a meeting shall be arranged by the developer and attended by the local planning authority (Arboricultural Officer) to verify compliance with the Arboricultural Method Statement and Tree Protection Plan. The appointment of an Arboricultural Clerk of Works and provision of evidence of ongoing monitoring should also be secured at this stage. Robust fencing is to be installed at the extent of the root protection areas prior to commencement of development. All works within the RPAs must be carried out under arboricultural supervision.

Reason: To enhance the ecological value of the development hereby approved in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the requirements of the NPPF.

3. The Landscaping details hereby approved shall be fully implemented and a programme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development with details to include phasing and timescales for delivery of the hard and soft landscaping on site. The soft landscaping provision shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the local planning authority.

Reason: To ensure that the landscaping work is carried out within a reasonable period and thereafter maintained in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

4. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Planning

Layout, drawing no. HA656/101Ce Rev N Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

5. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of all private accesses with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

NOTES TO APPLICANT :-

1. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

If the roads within the proposed development are to be offered for adoption by the LHA, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. The LHA reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway.

If an Agreement is not in place when the development is commenced, the LHA will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences.



Christopher Brown MRTPI
Head of Planning

Date:- 2 October 2026

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within six weeks of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within **six month (see para 2a below)** of the date of this notice. (Appeals must be made on a form which is available from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within **six months** of the date of this notice.
4. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
5. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This permission only covers consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Buildings Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences and hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice BS 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, BS 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings".
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.

RMNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

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Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



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Development Details

Planning application ref:	25/01143/REM
Proposal:	Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT for 406 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2 (Reserved Matters); 4 (Finished Floor Levels); 6 (Materials); 9 (Tree Retention and Protection); 12 (CEMP); 13 (CTMP); 14 (Lighting); 16 (Waste Storage); 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21 (Noise); 22 (Cycle Storage); 28 (CEMP: Biodiversity), 29 (LEMP) and, 30 (Hedgerow Improvements).
Site Location:	Land North Of Normandy Way Hinckley Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
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