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

Please Ask For:	Sullevan Archer, Planning Officer
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Our Ref:	25/00601/NMA
Date:	30 July 2025

Hinckley & Bosworth Borough Council

Esther Wiles
Persimmon Homes North Midlands
Davidson House
Meridian Business Park
Meridian East
Leicester
LE19 1WZ

Dear Madam

APPLICATION NO: 25/00601/NMA
Address: Land Off, Sketchley Lane, Burbage, Leicestershire

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 at Land Off, Sketchley Lane, Burbage, Leicestershire, .

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 21/01131/OUT:

- Amendments to the wording of Condition 22 to ensure the implementation and completion of the approved offsite highway works prior to the occupation of the 25th dwelling of the development.

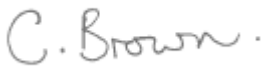
The proposal is considered acceptable subject to conditions as imposed on application 21/01131/OUT, attached for your information, and additional/amended conditions as detailed below:

22. The offsite works shown on Stantec drawing number 332010596-700-001 Rev A shall be implemented in full prior to the occupation of the 25th dwelling of the development hereby approved.

    Reason: To mitigate the impact of the development in the general interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 21/01131/OUT).

Yours faithfully



Christopher Brown MRTPI
Head of Planning