



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land North Of A47 Normandy Way And East Of Stoke Road Hinckley Leicestershire

Applicant Details

Name/Company

Title

Ms

First name

Olivia

Surname

Tibbles

Company Name

Vistry South East Midlands

Address

Address line 1

Penman House

Address line 2

1Penman Way, Grove park

Address line 3

Enderby

Town/City

Leicester

County

Leicestershire

Country

UK

Postcode

LE19 1SY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

LE19 1SX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/00318/OUT for construction of 475 dwellings and associated infrastructure and landscaping works.

Reference number

25/00537/REM

Date of decision

02/06/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Removal of valley gutters over party wall (by changing roof span on these plots) plot substitutions to plots 20, 21, 22 and 23 garage, 38,39 and 66 house types, number of bed and parking spaces remain unchanged. Amendment to split of Rural and Traditional character areas, colours updated on windows and meter boxes. Garden walls updated. plots 302, 285 and 277 handed to avoid canopy clash. layout for plots 155-316 reviewed and updated for fire tender access and technical compliance to building regulations. Access to plot 420 moved to side. Plot 432 handed so side windows facing the street

Please state why you wish to make this amendment

For reasons of buildability and Building Regulation compliance.
Plot substitutions and adjustment of rural and traditional split for reasons of sales and continuity of frontages. Grey windows were originally in line with the contemporary character which was since changed at RM to rural and it is felt that rural lends itself to white more. The new proposal still retains the distinctive split entering site.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

P24-1360_DE_005-01 Rev K Planning Layout 1 of 3 as amended in part by 25083-SGP-ZZ-ST-DR-A-201001 Site Plan P12
P24-1360_DE_005-02 Rev K Planning Layout 2 of 3 as amended in part by 25083-SGP-ZZ-ST-DR-A-201001 Site Plan P12
P24-1360_DE_005-03 Rev K Planning Layout 3 of 3 as amended in part by 25083-SGP-ZZ-ST-DR-A-201001 Site Plan P12
P24-1360_DE_005-08 Rev B Housetype Style Key Plan

New plan/drawing numbers

25083-SGP-ZZ-ST-DR-A-201001 - Proposed Site Plan - Rev P14
25083-SGP-ZZ-ST-DR-A-201009 - Proposed Materials Plan - Rev P04
External Materials Register Rev D

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stephen George and Partners

Date

05/08/2026