

Mr J Fleetwood
Hinckley and Bosworth Borough Council
Hinckley Hub Council Offices
Rugby Road
Hinckley
Leicester
LE10 9SB

6th July 2026

Dear Joe,

RE: APPLICATION FOR A NON MATERIAL AMENDMENT PURSUANT TO OUTLINE PLANNING PERMISSION 23/01229/OUT ON LAND EAST OF THE COMMON, BARWELL, LE9 8BR

David Wilson Homes East Midlands ("The Applicant") submit this Covering Letter to accompany an application for a Non Material Amendment pursuant to outline planning permission 23/01229/OUT on land east of the Common, Barwell, LE9 8BR.

The outline planning permission was granted at appeal (reference APP/K2420/W/24/3348387) on 13th March 2025. Condition 4 of the Outline Planning Permission states the following:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan: HAR102-1001D

Site Access Drawing: 332610546/5501/001 PO3

Parameters Plan HAR102-3051C

Design Code – dated 18 December 2023.

Condition 28 of the Outline Planning Permission states:

No part of the development shall be occupied until such time as the offsite works (traffic calming measures) shown on Stantec drawing number 332610546/5501/001 PO3 (or an appropriate amended scheme, following public consultation/detailed design) have been implemented in full.

Condition 29 of the Outline Planning Permission states:

No part of the development hereby permitted shall be occupied until such time as the access arrangements, visibility splays and 2.0m wide footway to tie in to existing footway provisions on The Common shown on Stantec drawing number 332610546/5501/001 PO3 have been implemented in full.

DAVID WILSON HOMES

WHERE QUALITY LIVES

The Non Material Amendment seeks to amend the Plan reference for the Site Access drawing referred to in Conditions 4, 28 and 29 from 332610546/5501/001 P03 to 332610546/5501/001 P05.

Leicestershire County Council requested changes to Site Access Drawing 332610546/5501/001 Rev P04 in their consultee response dated 8th April 2024, prior to determination of the Appeal. The drawing was subsequently updated to Rev P05 to address the comments raised. The Highways reason for refusal was removed prior to the appeal as evidenced in the Statement of Common Ground submitted for the appeal.

From DWH's perspective Rev P05 is the agreed Access design with LCC.

I trust that the above is satisfactory and the application can be registered without delay. Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Helen Bareford

Senior Planning Manager