

01_SW_HBBC_EP260

27th February 2026

Hinkley & Bosworth Borough Council
Planning and Building Control,
Hinkley Hub
Rugby Road
Hinkley
Leicestershire
LE10 0FR

Sent via Planning portal

Dear Sir/Madam,

Submission of Reserved Matters Planning Application – Land off Kennel Lane, Witherley

Planning Portal Reference - PP-14731948

Evolve Planning has been instructed by our client Cameron Homes to submit a Reserved Matters Planning Application in respect of Land off Kennel Lane, Witherley:

"Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 22/01190/OUT for the erection of 50 residential dwellinghouses with access."

The outline permission established the principle of residential development on the site, together with the quantum of development and the access strategy. As such those matters are not subject to reconsideration as part of this Reserved Matters application. This application is concerned solely with the approval of layout (including internal access), scale, appearance and landscaping for the site, as required by Condition 1 of the outline consent.

Accordingly, the following documents have been submitted, via planning portal, in support of the application:

Reports

- Planning Statement: Reserved Matters Compliance, prepared by Evolve
- Design & Access Statement, prepared by White Ridge (uploaded in three parts)
- Ecological Mitigation and Enhancement Strategy, prepared by Red Kite (uploaded in five parts)
- Biodiversity Net Gain Assessment (and accompanying metric), prepared by Red Kite (uploaded in three parts)
- Arboricultural Implications Assessment (includes Tree Constraints Plan and Tree Protection Plan), prepared by Ian Stemp Land Scale Associates
- Landscape Management Plan (including Detailed Landscape Proposals Plan), prepared by PDP Associates



- Archaeological Evaluation, prepared by CFA Archaeology
- Written Scheme of Investigation, prepared by CFA Archaeology (uploaded in two parts)
- Building for a Healthy Life Assessment, prepared by White Ridge

Plans

Drawing Title	Plan No.	Rev
Site Location Plan	2393-01	-
Proposed Site Layout	2393-03	F
Proposed Colour Site Layout	2393-03-01	B
External Materials Layout	2393-04	-
Surface Materials Layout	2393-07	A
Parking Strategy Plan	2393-09	-
Refuse Strategy Plan	2393-10	-
Storey Heights Plan	2393-11	-
Use and Amount Plan	2393-12	-
Affordable Plan	2393-13	-
EV Charging Plan	2393-14	-
Enclosure Plan	2393-15	A
Access and Movement Plan	2393-16	-
Proposed Visuals	2393-17	A
Proposed Sectional Streetscenes	2393-18	A
House Type 622	AH-1-622-Formal 1	-
House Type 622	AH-1-622-Formal 2	-
House Type 761	AH-2-761-Formal 1	-
House Type 920	AH-3-620-Formal 1	-
House Type 920	AH-3-920-Formal 1 Plot 29	-
House Type 1158	AH-4-1158-Formal 1	-
House Type 757	H-2-757-Brompton-Formal 1	-
House Type Birch	H-3-880-Birch-Formal 1	-
House Type Cardew	H-3-962-Cardew-Formal 1	-
House Type Cardew	H-3-962-Cardew-Formal 6	-
House Type Chapman	H-3-1004-Chapman-Formal 4	-
House Type Comber	H-3-1009-Comber-Formal 1 Plot 3 & 46	-
House Type Comber	H3-1009-Comber-Formal 1	-
House Type Gardener	H-4-1327-Gardener-Formal 1	-
House Type Heywood	H-4-1425-Heywood-Formal 2	-

Drawing Title	Plan No.	Rev
House Type Harrison	H-4-1695-Harrison-Formal 1	-
House Type Kipling	H-4-1732-Kipling-Formal 1	-
House Type Kipling	H-4-1732-Kipling-Formal 5	-
Tree Constraints Plan	25.1991.010	-
Tree Protection Plan	25.1991.020	-
Detailed Landscape Proposals (Sheet 1 of 2)	c-2382-01	A
Detailed Landscape Proposals (Sheet 2 of 2)	c-2382-02	A

The requisite planning application fee for this full application is £31,835.00 which has been paid via the Planning Portal.

I look forward to the acknowledgement that the application has been received and registered.

Yours faithfully,



Stuart Wells (MRTPI)
 Director