



**Hinckley & Bosworth
Borough Council**

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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 East of Kennel Lane, Witherley, Leicestershire

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

Outline planning application for up to 50 residential dwellinghouses with access

Reference number

22/01190/OUT

Date of decision (date must be pre-application submission)

25/02/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

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.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan (DWG No. 000 Rev C)
Illustrative Masterplan (DWG No. 002 Rev D)
Proposed Site Access Plan (DWG No. 3658-F01 Rev G)
Uncontrolled Crossing Signage Plan (DWG No. 3685-F03 Rev C)

Please list all drawing numbers submitted with this application for approval

2393-01 Site Location Plan
2393-03 Proposed Site Layout
2393-03-01 Proposed Colour Site Layout
2393-04 External Materials Layout
2393-07 Surface Materials Layout
2393-09 Parking Strategy Plan
2393-10 Refuse Strategy Plan
2393-11 Storey Heights Plan
2393-12 Use and Amount Plan
2393-13 Affordable Plan
2393-14 EV Charging Plan
2393-15 Enclosure Plan
2393-16 Access and Movement Plan
2393-17 Proposed Visuals
2393-18 Proposed Sectional Streetscenes
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-3-920-Formal 1 Plot 29)
House Type 920 (AH-3-920-Formal 1)
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)
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)
Landscape Management Plan
c-2382-01 Revision A - Detailed landscape proposals sheet 1 of 2
c-2382-02 Revision A - Detailed landscape proposals sheet 2 of 2
• Arboricultural Implications Assessment
25.1991.010 - Tree Constraints Plan
25.1991.020 - Tree Protection Plan
Planning Statement: Reserved Matters Compliance
Design & Access Statement
Ecological Mitigation and Enhancement Strategy
Biodiversity Net Gain Assessment
Archaeological Evaluation
Written Scheme of Investigation
Buidling for a Healthy Life Assessment

If applicable, please state the reasons for any changes to the original drawings

Not applicable.

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 Approval of reserved matters 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

Patrick Jervis

Date

27/02/2026