



**Hinckley & Bosworth
Borough Council**

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LE10 0FR

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

Applicant Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Crann

Company Name

Cameron Homes Ltd

Address

Address line 1

St Judes House

Address line 2

High Street

Address line 3

Town/City

Chasetown

County

Staffordshire

Country

UK

Postcode

WS7 3XQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

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 the development of up to 40 dwellings, public open space and associated infrastructure with all matters reserved for subsequent approval other than access

Reference number

APP/K2420/W/22/3311038

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

07/03/2023

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 the approval of Reserved matters for up to 40 dwellings (Layout, Scale, Appearance, Landscaping) pursuant to outline planning permission APP/K2420/W/22/3311038.

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.

Drg No P1672 - Site Location Plan
JNY10215-01 revision C

Please list all drawing numbers submitted with this application for approval

Covering letter

Drawing and documents list as submitted. (dated 27.01.2026)

P25-2857_DE_001-01 - Location Plan

P25-2857_DE_02 F Planning Layout

P25-2857_DE_003-02 Presentation Layout

P25-2857_EN_0001_S1_REV-B - ILMP ILLUSTRATIVE LANDSCAPE MASTERPLAN

P25-2857_DE_004-01 C Materials Distribution Plan

P25-2857_DE_004-02 A Enclosures Plan

P25-2857_DE_004-03 A Storey Heights Plan

P25-2857_DE_004-04 A Car Parking & Storage Plan

P25-2857_DE_004-05 Refuse Strategy Layout

P25-2857_DE_004-06 A Tenure Plan

P25-2857_DE_004-07 A Garden Areas Layout

P25-2857_DE_004-08 C Surface Materials Plan

P25-2857_DE_005_01A (Street Scenes) Scenes 1

P25-2857_DE_010 B Housetype Portfolio

25110-C001-P3 PRELIMINARY LEVELS

26.2010.020 Workhouse Lane, BurbageTree Protection Plan 1 of 3 (09.01.26)

26.2010.021 Workhouse Lane, BurbageTree Protection Plan 2 of 3 (09.01.26)

26.2010.022 Workhouse Lane, BurbageTree Protection Plan 3 of 3 (09.01.26)

26.2010.R1 Workhouse Lane, Burbage Arboricultural Implications Assessment (09.01.26)

P25-2857-G001-DE-DCS 230125 Design & Access Statement

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

n/a

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

Thomas Beavin

Date

28/01/2026