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TWB/CAM/022
27th January 2026

Dear Sirs

Town and Country Planning Act 1990 (as amended)

Reserved Matters pursuant to outline re APP/K2420/W/22/3311038 for Appearance, Landscaping, Layout and Scale for 40 dwellings.

Land off Workhouse Lane, Burbage, Hinckley LE10 3AS

For Cameron Homes Ltd.

Please find enclosed Drawing Schedule together with the relevant plans for the Reserved Matters on Land off Workhouse Lane, Burbage, pursuant to Outline Approval ref: APP/K2420/W/22/3311038 submitted via the planning portal ref PP-14442619.

This reserved matters application seeks for the approval of the details for 40 dwellings and covers the Appearance, Landscaping, Layout, and Scale of the scheme.

The scheme has taken account of the conditions imposed on the Appeal Decision issued 7th March 2023 ref: APP/K2420/W/22/3311038, 20/01012/OUT which contains 21 conditions.

This application seeks to address the following conditions within the submission as required by the outline consent:

1. Provision of the details of the appearance, landscaping, layout, and scale
2. Meeting the timescale for the submission of the Reserved Matters
4. Submission of Levels details and sections with the Reserved Matters

Separate applications to discharge the remaining conditions on the outline consent will be submitted in due course. The layout has, however, taken account of the following considerations which are detailed on the submitted plans covering condition:

8. Tree protection

19. Waste and recycling storage and collection
20. Electric vehicle charging point locations
21. Cycle Storage locations

As set out with the accompanying full Design and access statement, the submitted details meet the policies in both Local and National Guidance including the revised NPPF of December 2024. As such, paragraph 11c of the NPPF applies that proposals that accord with the Development Plan should be approved without delay. In accordance with those requirements the Local Planning Authority are respectfully asked to approve the application on that basis.

We look forward to your acknowledgement of this application.

Yours faithfully



Tom Beavin