Hinckley & Bosworth Borough Council

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

Land South of Sapcote Road

Address Line 2

Burbage

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

445035

Northing (y)

293312

Description

Agricultural land to the south of Sapcote Road, Burbage

Applicant Details

Name/Company

Title

Mr

First name

Mitesh

Surname

Rathod

Company Name

Jelson Limited

Address

Address line 1

370 Loughborough Road

Address line 2

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE4 5PR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters (access only) (re-submission of 22/01037/OUT) reserved except access.

Reference number

23/00673/OUT

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

08/04/2026

Please state the condition number(s) to which this application relates

Condition number(s)

6, 7, 18, 20, 27, 29, 30, 31 and 32

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 6 - General Arrangement (Overall Layout) Drg No. PIB-JBA-XX-XX-DR-C-0001 Rev P03, General Arrangement (Sheet 2 of 3) Drg No. PIB-JBA-XX-XX-DR-C-0002 Rev P05, General Arrangement (Sheet 3 of 3) Drg No. PIB-JBA-XX-XX-DR-C-0003 Rev P03, General Arrangement (Sheet 1 of 3) Drg No. PIB-JBA-XX-XX-DR-C-0009 Rev P02, Embankment Sections Sheet 1 of 3 Drg No. PIB-JBA-XX-XX-DR-C-0006 Rev P02, Embankment Sections Sheet 2 of 3 Drg No. PIB-JBA-XX-XX-DR-C-0007 Rev P02, Embankment Sections Sheet 3 of 3 Drg No. PIB-JBA-XX-XX-DR-C-0008 Rev P02, Topographical Survey Sheet 1 of 3 Drg No. S3396-01 Rev A, Topographical Survey 2 of 3 Drg No. S3396-02, Topographical Survey Sheet 3 of 3 Drg No. S3396-03

Condition 7 - Boundaries and Bins Plan Drg No. BURB.008 Rev E

Condition 18 - Noise Impact Assessment Report Doc Ref: P10466-NA1-V1

Condition 20 - Surface Water Drainage Strategy Overview Drg No. E409-00-10 Rev B, Foul Water Drainage Strategy Overview Drg No. E409-00-15 Rev B, Drainage General Arrangement Plan Overview Drg No. E409-00-20 Rev B, Drainage General Arrangement Plan Sheet 1 of 3 Drg No. E409-00-21 Rev B, Drainage General Arrangement Plan Sheet 2 of 3 Drg No. E409-00-22 Rev B, Drainage General Arrangement Plan Sheet 3 of 3 Drg No. E409-00-23 Rev B

Condition 27 - Planning Layout - South Site Drg No. BURB.003 Rev G, Kerbs and Footways Drg No. SD/1100/05 Rev 0

Condition 29 - Burbage Road / Sapcote Road / Hinckley Road Proposed Signalised Junction General Arrangement Drg No. B064979-TTE-HGN-LH-DR-CH-010001 Rev P01

Condition 30 - Burbage Road / Brookside Junction Signal Improvement General Arrangement Drg No. B064979-TTE-HGN-BS-DR-CH-010001 Rev P02

Condition 31 - London Road / Park Road Junction Improvement General Arrangement Drg No. B064979-TTE-HGN-PR-DR-CH-010001 Rev P02

Condition 32 - Burbage Road Footway Improvement General Arrangement Sheet 1 Drg No. B064979-TTE-HGN-BR-DR-CH-010001 Rev P02, Burbage Road Footway Improvement General Arrangement Sheet 2 Drg No. B064979-TTE-HGN-BR-DR-CH-010002 Rev P02

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Mitesh Rathod

Date

04/11/2026