

Our Ref: PP-14516243

Louise Jelly
Planning Services
Hinckley and Bosworth Borough Council
Hinckley
Leicester
LE10 0FR

28th November 2025

Dear Louise,

TOWN AND COUNTRY PLANNING ACT 1990

LAND NORTH OF A47 NORMANDY WAY, HINCKLEY, LEICESTER.

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (LANDSCAPING, LAYOUT, SCALE, APPEARANCE) PURSUANT TO PLANNING PERMISSION 24/00264/OUT.

Barratt Homes – 201 No. Dwellings | David Wilson Homes – 214 No. Dwellings

Further to the approval of the Outline Planning Permission (Ref: 2020/0169/OUT) as detailed above, I am writing to formally submit the required information to support the approval of Reserved Matters in relation to the Barratt David Wilson Homes (BDW) phases at Land North A47 Normandy Way, Hinckley. The application has been allocated the following Planning Portal reference: PP-14516243.

As you are aware, the Outline Planning Consent permits a development comprising:

'The erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only)'

The description of the reserved matters application is:

"Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT – for 415 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2 (Reserved Matters); 4 (Finished Floor Levels); 6 (Materials); 9 (Tree Retention and Protection); 12 (CEMP); 13 (CTMP); 14 (Lighting); 16 (Waste Storage); 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21 (Noise); 22 (Cycle Storage); and, 30 (Hedgerow Improvements)."

This Reserved Matters application seeks approval under Condition 1 for the detailed matters of appearance, landscaping, layout, and scale.

The application proposes the delivery of 415 dwellings, including 83 (20%) affordable units, along with public open space, a Localised Equipped Area for Play (LEAP), a Local Area for Play (LAP), a Multi Use Games Area (MUGA), Play on the Way (PotW) and associated infrastructure. In total, the

Reserved Matters submission covers 415 dwellings, selected from the Barratt and David Wilson Homes housing ranges. The scheme offers a full mix of property types and sizes from 1 to 5-bedroom homes focusing on the needs of first-time buyers and those looking to downsize.

The proposal has a focus on 'place making', with a desire to create a cohesive community, whereby residents can move comfortably and safely through a network of pedestrian, cycle and transport links, whilst also enjoying sustainable access to nearby amenities. The scheme has a strong focus upon the provision and enhancement of open space, landscaping and sustainable drainage solutions.

It is hoped that the strong desire to create a legacy development within this development site, has led to a Reserved Matters submission of high quality, which genuinely seeks to deliver a scheme with longevity, and which will create an enduring and characterful place to live in Hinckley.

In accordance with Condition 1 of the Outline Planning Permission, this Reserved Matters Submission includes the relevant plans and documents, which should be considered in the context of the originally approved plans referenced in Condition 3.

A detailed list of documents and references has been presented in the accompanying Planning Statement and drawing register is also submitted as part of this application.

This letter also demonstrates how the reserved matters application conforms with the relevant conditions as set out in the outline decision notice. The relevant conditions are shown below:

Condition	Details Submitted
Condition 4 (Finished Floor Levels)	Engineering Layout H0997-100-01 Rev B H0997-100-02 Rev B
Condition 6 (Materials)	Materials Plan HA656/06
Condition 9 (Tree Protection / Retention)	Arboricultural Report
Condition 12 (CEMP)	
Condition 13 (CTMP)	
Condition 14 (Lighting)	
Condition 16 (Waste Storage)	Layout Plan HA656/101Ce Rev B
Condition 17 (Surface Water Drainage)	H0997-340-01 Rev A H0997-340-02 Rev A
Condition 18 (Surface Water Maintenance)	H0997-340-01 Rev A H0997-340-02 Rev A
Condition 20 (Infiltration Testing)	Engineering Layout H0997-100-01 Rev B H0997-100-02 Rev B
Condition 21 (Noise)	BWB Noise Report
Condition 22 (Cycle Storage)	Layout Plan HA656/101Ce Rev B
Condition 30 (Hedgerow Improvements)	Landscaping Plan (03) GL2575 LP 03

Housing Mix

Policy 16 of the Core Strategy requires a mix of house types and tenures to be provided on all sites of 10 or more dwellings, taking account of the type of provision that is likely to be required, based on table 3 in the Core Strategy and informed by the most up to date housing need data. The below tables outline the proposed mix and tenures of the dwellings. The mix of homes provides an excellent range of house types and sizes and will make a significant contribution to the needs of the community.

OVERALL TOTALS	415
Private Totals:	332
Affordable Totals	83 (20%)

Housing Mix

	1 Bed	2 Bed	3 Bed	4+ Bed
Private Mix	0%	15.4%	48.5%	36.1%
Affordable Mix	7.2%	54.2%	36.1%	2.4%

Affordable Tenure Mix

	Bungalow	1 Bed	2 Bed	3 Bed	4+ Bed
Affordable Rent	5	6	18	10	2
Shared Ownership	-	-	11	10	-
First Homes	-	-	11	10	-

I trust that the foregoing is helpful, and I look forward to hearing from you in respect of this Reserved Matters Application in due course. Please do not hesitate to contact me if you have any queries or require any further information.

The application fee of £100,455.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-14516243.

Should you require any further information or clarification on any of the above then please do not hesitate to contact me.

Yours Sincerely,

David Gray
Planning Manager
Barratt David Wilson Homes (North Midlands Division)
david.gray@barrathomes.co.uk
07353 893 787