

DAVID WILSON HOMES

WHERE QUALITY LIVES

Mr J Fleetwood
Hinckley and Bosworth Borough Council
Hinckley Hub Council Offices
Rugby Road
Hinckley
Leicester
LE10 9SB

24th February 2026

Dear Joe,

RE: APPLICATION FOR RESERVED MATTERS ON LAND EAST OF THE COMMON, BARWELL, LE9 8BR PURSUANT TO OUTLINE PLANNING PERMISSION 23/01229/OUT

David Wilson Homes East Midlands ("The Applicant") submit this Covering Letter to accompany a reserved matters application (internal access arrangements, appearance, landscaping, layout and scale) for the demolition of all buildings on site and the erection of 90 dwellings, open space, landscape and associated infrastructure pursuant to outline planning permission 23/01299/OUT. Discharge of outline planning conditions 1 (reserved matters), 2 (timeframe for submission), 4 (approved plans), 5 (approved parameters), 6 (accordance with masterplan), 12 (waste management plan), 14 (materials), 19 (construction traffic management plan), 20 (arboricultural method statement), 21 (ground levels and finished floor levels), 22 (noise mitigation), 25 (housing mix), 26 (scheme of hard & soft landscaping), 27 (landscape management plan) and 31 (sustainability commitments) at Land East Of The Common, Barwell, LE9 8BR.

The RMA has been submitted via the Planning Portal (ref: PP-14728735). The fee has also been paid by the Planning Portal.

Alongside duly completed application forms, a full drawing submission list is included with the application.

This application also includes some pre-commencement conditional matters on the outline consent as part of this submission – namely conditions by the following plans/documents: -

Condition 12

A waste management plan shall be submitted to and approved in writing by the LPA. The waste management plan shall include a site wide scheme of waste and recycling storage containers and collection which shall submitted to and approved in writing by the Local Planning Authority. The scheme should provide details of accessibility to storage facilities and demonstrate that adequate space is provided to store and service wheeled containers. The approved site wide scheme of waste and recycling shall be implemented prior to the first occupation of the development and retained in accordance with the approved scheme thereafter.

Documents submitted for this condition:

- Bin Storage & Refuse Collection Plan, HA955-006-01

Condition 14

Details of the construction materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples of the types and colours of materials to be used on the external elevations of the dwellings. The development thereafter shall be implemented in accordance with those approved details.

Documents submitted for this condition:

- External Materials Layout HA955-002-01

Condition 19

Prior to the commencement of the development hereby approved there shall first be submitted to and approved in writing by the Local Planning Authority a Construction Traffic Management Plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Documents submitted for this condition:

- Construction Traffic Management Plan HA955-051-01

Condition 20

No development shall take place until an Arboricultural Method Statement for the site as a whole taking into account the Trevor Bridge Associates Arboricultural Impact Assessment Rev A dated December 2023, and including details of the position, species, size and condition of each existing tree and hedgerow on and adjacent to the site, and identifying those trees and hedgerows to be retained has first been submitted to and approved in writing by the local planning authority.

Documents submitted for this condition:

- Arboricultural Assessment & Method Statement, FPCR February 2026

Condition 21

The detail to be submitted in accordance with condition 1, to be approved in writing by the local Planning Authority shall include existing and proposed ground levels and, where relevant, proposed finished floor levels, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Documents submitted for this condition:

- Preliminary Engineering Design Sheet 1 HA955/100/01 Rev F
- Preliminary Engineering Design Sheet 2 HA955/100/02 Rev F
- Preliminary Engineering Design Sheet 3 HA955/100/03 Rev F

Condition 22

The details to be submitted in accordance with condition 1, to be approved in writing by the Local Planning Authority shall include a scheme of noise mitigation for internal protecting the proposed dwellings that are located within that part of the site identified in the Noise Impact Assessment by Spectrum Acoustic consultants dated 18 December 2023 as requiring protection, from noise from commercial operations and road traffic. The development shall thereafter be carried out in accordance with the approved details.

Documents submitted for this condition:

- Acoustic Protection Plan HA955-007-01
- Noise Assessment Review – Assured Acoustics Ltd, December 2025

Condition 25

The reserved matters application submitted for approval by the LPA shall include details of the proposed housing mix for the development which shall be in general accordance with the Illustrative Master Plan drawing reference HAR102-4001G and the mix set out in the Ryan & May Planning Statement dated 18 December 2033.

Documents submitted for this condition:

- Housing Mix Statement, February 2026

Condition 26

The details to be submitted in accordance with condition 1 shall include a scheme of hard and soft landscaping works in general accordance with the Illustrative Landscape Masterplan drawing reference P20-3536-EN0009 C 0001, including boundary treatments and street furniture, for the site. An implementation scheme shall also be submitted for approval by the LPA. The development shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Documents submitted for this condition:

- Soft Landscape Proposals Sheet 1, GL2598 LP 01 Rev A
- Soft Landscape Proposals Sheet 2, GL2598 LP 02 Rev A
- Soft Landscape Proposals Sheet 3, GL2598 LP 03 Rev A
- Soft Landscape Proposals Sheet 4, GL2598 LP 04 Rev A
- Soft Landscape Proposals Sheet 5, GL2598 LP 05 Rev A
- Soft Landscape Proposals Sheet 6, GL2598 LP 06 Rev A

Condition 27

The details to be submitted in accordance with condition 1 shall include a landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens. The landscape management scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the

DAVID WILSON HOMES

WHERE QUALITY LIVES

development, whichever is the sooner the landscape management plan shall be carried out as per the approved details.

Documents submitted for this condition:

- Landscape Management Plan GL2598, Issue 1

Please note the Landscape Management Plan exceeds the 10MB limit on Planning Portal, therefore this will be emailed over to the LPA separately.

Condition 31

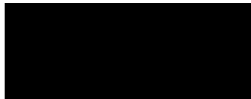
The reserved matters application submitted for approval by the LPA shall include details of the proposed Sustainability Commitments that shall be in general accordance with the Energy Statement by Mainer dated 18 December 2023.

Documents submitted for this condition:

- Sustainability Statement by Environmental Economics, February 2026

I trust that the above is satisfactory and the application can be registered without delay. Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Helen Bareford

Senior Planning Manager