

Bill Cullen MBA (ISM), BA (Hons) MRTPI
Chief Executive

Please Ask For: Matt Jedruch
Direct Dial/Ext: 01455 255809
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 25/00290/NMA
Date: 15 April 2025



Hinckley & Bosworth Borough Council

Maisie Marsh
Miler Homes Ltd
Brook Court
Whittington Road
WR5 2RX

Dear Maisie,

Application No: 25/00290/NMA
Proposal: Non material amendment to planning application 22/00391/REM.
Amendment to shared drive and landscaping to Plot 1.
Address: Stoke Fields Farm, Hinckley Road, Stoke Golding

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Stoke Fields Farm, Hinckley Road, Stoke Golding.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 22/00391/REM.

- Amendment to shared drive and landscaping to Plot 1

The proposal is considered acceptable subject to conditions as imposed on application 22/00391/REM and the amended condition as detailed below:

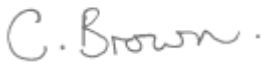
1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan drawing ref n1581/001/A
 - Planning Layout drawing ref SG/PL01 Rev G
 - Affordable Housing Plan drawing ref SG/AHP01 Rev A
 - Materials Plan drawing ref SG/ML01 Rev A
 - Electric Charging Layout Plan drawing ref SG/ECP01 Rev A
 - Refuse Collection Layout Plan drawing ref SG/RCL01 Rev A
 - House Type Pack dated March 2022 drawing ref SG/HTP01
 - Colour Layout Plan drawing ref SG/CPL01
 - POS Landscape Proposals sheet 1 and 2 drawing refs 10730-FPCR-XX-XX-DR-L-0001 Rev P04 and 10730-FPCR-XX-XX-DR-L-0002 Rev P05
 - On Plot Landscaping Proposals sheets 1 and 2 drawing refs 10730-FPCR-XX-XX-DR-L-0003 Rev P04 and 10730-FPCR-XX-XX-DR-L-0004 Rev P04
 - Hardworks and Boundary Treatment Plan drawing ref 10730-FPCR-XX-XX-DR-L-0005 Rev P04

- Engineering Layout drawing ref AAC5875-RPS-XX-XX-DR-C-100-01-Rev P07
- Flood Route Plan drawing ref AAC5875-RPS-XX-XX-DR-C-111-01-Rev P02
- Refuse Vehicle Tracking drawing ref AAC5875-RPS-XX-XX-DR-C-114-01 Rev P02
- Fire Tender Tracking Plan AAC5875-RPS-XX-XX-DR-C-114-02 Rev P02
- POS Plan drawing ref SG/POS01
- Planning, Design and Access Statement dated April 2022
- Building for a Healthy Life Assessment
- Arboricultural Assessment dated April 2022 prepared by FPCR
- Landscape and Ecological Management Plan Revision A (July 2022) prepared by FPCR
- Badger Survey and Precautionary Working Methods Statement (April 2022) prepared by FPCR
- Great Crested Newt Method Statement (April 2022) prepared by FPCR
- Surface and Foul Water Drainage Statement (8 April 2022) prepared by RPS
- Archaeological Written Scheme of Investigation (Sept 2021) prepared by RPS
- Lighting Assessment (April 2021) prepared by AECOM
- Noise Assessment (April 2022) prepared by AECOM

Where the above plans/documents detail mitigation/enhancement measures, these should be considered to be approved and the development must therefore be brought forward in accordance with them (unless the matters are otherwise dealt with by another condition).

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Yours faithfully



Christopher Brown MRTPI
Planning Manager (Development Management)