

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

Please Ask For: Matt Jedruch
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Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 26/00711/NMA
Date: 17 September 2026



Hinckley & Bosworth Borough Council

Claire Anderton
Stephen George and Partners
Waterfront House
2A Smith Way
Grove Park
Leicester
LE19 1SX

Dear Claire,

Application No: 26/00711/NMA
Address: Land North of A47 Normandy Way and east of Stoke Road, Hinckley

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) at Land North East of Triumph Motorcycles Ltd, Normandy Way, Hinckley.

Following consideration of the information submitted, I can confirm that the following works listed below are considered to be non-material amendments to planning permission 23/00573/FUL:

- The removal of valley gutters over party walls (by changing roof span on these plots)
- Plot substitutions (house type changes) to plots 20, 21, 22 and 23, 38, 39 and 66 (number of bedrooms and parking spaces unchanged)
- Amendment to the split of rural and traditional character areas
- Colours updated on window and meter boxes
- Garden wall revised materials
- Plots 277, 285 and 302 handed to avoid canopy clash
- Layout for plots 155 – 316 updated for fire tender access and technical compliance with building regulations
- Access to plot 420 relocated
- Plot 432 handed so that side elevation widows face the street

The proposal is considered acceptable subject to conditions as imposed on application 23/00573/FUL and the amended condition and additional informatives as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details on the revised Drawing List received on 15/09/2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives:

- Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.
- Public Rights of Way must not be re-routed, encroached upon, or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- If there are any Public Rights of Way which the applicant considers impracticable to retain on their existing lines, a separate application for diversion is required. It should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Public Rights of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
- No new gates, stiles, fences, or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way, and the County Council may be obliged to require its immediate removal.

Yours faithfully



Christopher Brown MRTPI
Head of Planning