



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
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Hinckley
Leics
LE10 0FR

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land off Stoke road, Hinckley, Leicester.

Applicant Details

Name/Company

Title

Mr

First name

Hugh

Surname

Harriman

Company Name

Countryside Properties (UK) Limited t/as Vistry South East Midlands

Address

Address line 1

Penman House

Address line 2

1 Penman Way

Address line 3

Grove Park

Town/City

Enderby

County

Leicester

Country

United Kingdom

Postcode

LE19 1SY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

The appeal is allowed and planning permission is granted for the erection of up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure at Land east of Stoke Road and north of Normandy Way (A47), Hinckley in accordance with the terms of the application, Ref 22/00318/OUT, dated 31 March 2022, subject to the conditions set out in the attached schedule.

Reference number

APP/K2420/W/23/332311

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

18/01/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters pursuant to "APP/K2420/W/23/332311" for the construction of 475 dwellings and associated infrastructure and landscaping works.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site location plan P18-1531_006 Rev A
Access drawing T19595.001 Rev G
T19595.006
access arrangements shown on drawing number T19595 001 Rev G
pedestrian access and infrastructure works shown on Dwg No T19595-002 Rev E
Ashby Rd/A47 Proposed Junction Improvements offsite works shown on Dwg No T19595-007 Rev C

Please list all drawing numbers submitted with this application for approval

MZ567_01_230_01 - DRAINAGE STRATEGY PLAN - FULL SITE
MZ567_01_230_02 - DRAINAGE STRATEGY PLAN - SHEET 1
MZ567_01_230_02 – DRAINAGE STRATEGY PLAN – SHEET 2
MZ567_01_230_03 – DRAINAGE STRATEGY PLAN – SHEET 3
MZ567_01_230_04 – DRAINAGE STRATEGY PLAN – SHEET 4
MZ567_01_230_06 - DRAINAGE STRATEGY PLAN - SHEET 5
MZ567_02_040_01 - ENGINEERING LAYOUT - FULL SITE
MZ567_02_040_02 - ENGINEERING LAYOUT - SHEET 1
MZ567_02_040_03 – ENGINEERING LAYOUT – SHEET 2
MZ567_02_040_04 – ENGINEERING LAYOUT – SHEET 3
MZ567_02_040_05 – ENGINEERING LAYOUT – SHEET 4
MZ567_02_040_06 - ENGINEERING LAYOUT - SHEET 5
MZ673_03_020 – VEHICLE TRACKING PLAN – FULL SITE
P24-1360_DE_005_04_D - Presentation Layout
MZ567_03_240_01 – HIGHWAY DIMENSIONS AND VISIBILITY SPLAYS PLAN
P24-1360_DE_004-04 – Site Location Plan
P24-1360_DE_005_01_D – Planning Layout 1 of 3
P24-1360_DE_005_02_D – Planning Layout 2 of 3
P24-1360_DE_005_03_D – Planning Layout 3 of 3
P24-1360_DE_006_D – Materials Plan
P24-1360_DE_007 – Boundary Treatments Plan
P24-1360_DE_G001 – House Type Key Plan
P24-1360_DE_O28-01 – Concept Masterplan_R
P24-1360_DE_G002 – Design Compliance Statement Part 1
P24-1360_DE_G002 – Design Compliance Statement Part 2
P24-1360_DE_G002 Design Compliance Statement_Part3
P24-1360_DE_G200 – House Type Pack Part 1
P24-1360_DE_G200 – House Type Pack Part 2
P24-1360_EN_0001_SI_REV – Illustrative Landscape Masterplan
P24-1360_EN_0003_REV – Landscape Management Plan
Surface Water Drainage Calculations – East
Surface Water Drainage Calculations – West

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

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

- ☒ Yes
☐ No

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

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

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

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Olivia Hewitt

Date

28/05/2025