

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

Please Ask For: Sullivan Archer (Senior Planning Officer)
Direct Dial/Ext: 01455 255 761
Email: sullivan.archer@hinckley-bosworth.gov.uk
Our Ref: 25/000983/NMA
Date: 27 August 2026



Hinckley & Bosworth Borough Council

Ms Esther Wiles
Persimmon Homes North Midlands
Davidson House
Meridian Business Park
Meridian East
Leicester
LE19 1WZ

Dear Esther,

Application No.: 26/00983/NMA
Address: Land south of Sketchley Grange Hotel, Sketchley Lane, Burbage,
Leicestershire, LE10 3HU

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 south of Sketchley Grange Hotel, Sketchley Lane, Burbage, Leicestershire, LE10 3HU.

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 23/01204/REM:

Non-material amendment to planning permission 23/01204/REM. Amendment to widen the public right of way, create a new footpath and relocate the play area and subsequent amendments to conditions 5 and 7.

These amendments are detailed on:

- Covering Letter (Rev B)
- Detailed Soft Landscape Proposals (348 01X)
- Detailed Soft Landscape Proposals (348 02X)
- Detailed Soft Landscape Proposals (348 03X)
- Detailed Soft Landscape Proposals (348 04X)
- Detailed Soft Landscape Proposals (348 05X)
- Detailed Soft Landscape Proposals (348 06X)
- Detailed Soft Landscape Proposals (348 07X)
- Detailed Soft Landscape Proposals (348 08X)
- Detailed Soft Landscape Proposals (348 09X)
- Detailed Soft Landscape Proposals (348 10X)
- Detailed Soft Landscape Proposals (348 11X)

- Detailed Soft Landscape Proposals (348 12X)
- POS Categorisation Plan (Rev J)
- POS & Footpaths Surface Scheme (Rev F)
- Proposed Equipped Play Area (Q13370E)

The proposal is considered acceptable subject to the conditions originally imposed on application 23/01204/REM and the amended conditions below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

Submitted: 18.08.2026

- Detailed Soft Landscape Proposals (348 04X)
- Detailed Soft Landscape Proposals (348 05X)
- Proposed Equipped Play Area (Q13370E)

Submitted: 22.06.2026

- POS & Footpaths Surface Scheme (Rev F)
- Detailed Soft Landscape Proposals (348 01X)
- Detailed Soft Landscape Proposals (348 02X)
- Detailed Soft Landscape Proposals (348 03X)
- Detailed Soft Landscape Proposals (348 06X)
- Detailed Soft Landscape Proposals (348 07X)
- Detailed Soft Landscape Proposals (348 08X)
- Detailed Soft Landscape Proposals (348 09X)
- Detailed Soft Landscape Proposals (348 10X)
- Detailed Soft Landscape Proposals (348 11X)
- Detailed Soft Landscape Proposals (348 12X)

Submitted: 11.05.2026

- POS Categorisation Plan (Rev J)

Submitted: 09.05.2024

- Colour Masterplan CMP-1 (Rev G)
- Detailed Hard Landscape Proposals 13 (Rev G)
- Detailed Hard Landscape Proposals 14 (Rev G)
- Detailed Hard Landscape Proposals 15 (Rev G)
- Detailed Hard Landscape Proposals 16 (Rev G)

Submitted: 07.05.2024

- Colour Planning Layout CPL1 (Rev G)
- Planning Layout PL1 (Rev G)
- Planning Layout PL1 500 (Rev F)

Submitted: 22.04.2024

- Basin Sections 030A
- Boundary Treatment Plan BTP-1 (Rev F)
- Drainage Strategy 005E
- External Levels SH1 020E
- External Levels SH2 021E
- External Levels SH3 022C
- Flood Route Plans 035D
- General Arrangement Planning 050E
- Materials Plan MP-1 (Rev D)

Submitted: 27.03.2024

- Proposed Double Garage Floor Plans and Elevations (Rev A)
- Proposed Single Garage Floor Plans and Elevations (Rev A)
- Proposed The Cullen House Type Ground Floor Plan
- Proposed Triple Garage Floor Plan and Elevations (Rev A)
- Proposed Twin Garage Floor Plans and Elevations (Rev A)

Submitted: 25.04.2024

- Public Open Space Phasing Plan 001

Submitted: 08.03.2024

- Proposed House Types & Elevations Part 1 (Rev 2)
- Proposed House Types and Elevations Part 2 (Rev 2)

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).

5. The development hereby permitted shall be in accordance with the approved scheme of treatment of Public Rights of Ways Footpath U64 and Bridleway U67 as detailed on the following plans:

Submitted: 18.08.2026

- Detailed Soft Landscape Proposals (348 04X)
- Detailed Soft Landscape Proposals (348 05X)

Submitted: 22.06.2026

- POS & Footpaths Surface Scheme (Rev F)
- Detailed Soft Landscape Proposals (348 01X)
- Detailed Soft Landscape Proposals (348 02X)
- Detailed Soft Landscape Proposals (348 03X)
- Detailed Soft Landscape Proposals (348 06X)
- Detailed Soft Landscape Proposals (348 07X)
- Detailed Soft Landscape Proposals (348 08X)
- Detailed Soft Landscape Proposals (348 09X)

- Detailed Soft Landscape Proposals (348 10X)
- Detailed Soft Landscape Proposals (348 11X)
- Detailed Soft Landscape Proposals (348 12X)

The approved treatment of Public Right of Way Bridleway U67 shall be undertaken and completed prior to the occupation of the 40th dwelling within the development. The approved treatment of Public Right of Way Footpath U64 shall be undertaken and completed prior to the final occupation of the development.

Reason: In in the interests of protecting and enhancing Public Rights of Way and their access in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy TR8 of the National Planning Policy Framework (2026).

7. Prior to the occupation of the 40th dwelling within the development, the pedestrian link from Public Right of Way Bridleway U67 to Troon Way immediately to the east of Plot 24 to link in to the existing hard-surfaced link to Troon Way shall be undertaken and completed in accordance with the following details:

- Detailed Soft Landscape Proposals (348 02X) (submitted: 22.06.2026)
- Detailed Soft Landscape Proposals (348 04X) (submitted: 18.08.2026)
- POS & Footpaths Surface Scheme (Rev F) (submitted: 22.06.2026)

The approved link shall be retained and available for such use thereafter in perpetuity.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy TR8 of the National Planning Policy Framework (2026).

The details of this application should be read in conjunction with the original decision notice (reference: 23/01204/REM).

Yours faithfully,



Christopher Brown MRTPI

Assistant Director Planning & Regeneration

27 August 2026