

Our ref: 25.034 HBBC 21-11-25

21st November 2025

by email only

Hinckley & Bosworth Borough Council
Development Management
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Planning Portal Reference: PP-14476707

Dear Sir/Madam,

OUTLINE PLANNING APPLICATION FOR UP TO 120 DWELLINGS INCLUDING AFFORDABLE HOUSING, ENHANCED PUBLIC RIGHT OF WAY, PUBLIC AMENITY SPACE AND HABITAT CREATION ON LAND WEST OF SHILTON ROAD, EARL SHILTON, LEICESTERSHIRE.

Please find enclosed an application for Outline Planning Permission made on behalf of the applicant, Giles Stanley Ltd, for the proposed development of up to 120 dwellings including affordable housing, enhanced public right of way, public amenity space and habitat creation on land west of Shilton Road, Earl Shilton.

The application comprises the following reports, plans and supporting technical documents:

Application Documents	
Title	Author
Application Form and Ownership Certificates	Planning and Design Group
Supporting Planning Statement	Planning and Design Group
Statement of Community Involvement	Planning and Design Group
Design and Access Statement	Planning and Design Group
Technical Documents, Plans and Reports	

Planning and Design Group

Midlands Office: Pure Offices Lake View Drive Sherwood Park Nottingham NG15 0DT Tel 01623 726256

London Office: 5 St John's Lane London EC1M 4BH Tel 020 7549 2858

Oxford Office: Bee House 140 Eastern Avenue Milton Park Oxfordshire OX14 4SB Tel 01235 854008

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Registered in England No 8329904 VAT No 155486191

Title	Drawing / Document Reference	Author
Environmental Noise Assessment Report	SRES-BSP-ZZ-XX-RP-C-001-P2	BSP Consulting
Flood Risk Assessment & Drainage Strategy	SRES-BSP-XX-XX-T-W-0001-P03 -Part 1 -Part 2 -Part 3	BSP Consulting
Topographical Survey	Drawing 0001 Sheet 1 of 2 Drawing 0001 Sheet 2 of 2	Mapmatic Measured Surveys
Site Location Plan	25034/01a	Planning and Design Group
Site Location Plan	25034/08	Planning and Design Group
Illustrative Site Layout	25034/03b	Planning and Design Group
Illustrative Site Layout	25034/05b	Planning and Design Group
Historic Environment Desk-Based Assessment	11216.001 Version 1.2	The Environment Partnership
Existing Site Highway Context	VC0614-001	Vectio Consulting
Proposed Access Arrangements	VC0614-002	Vectio Consulting
Proposed Access Arrangements (Junction and Gateway)	VC0614-003	Vectio Consulting
Vehicle Tracking	VC0614-004	Vectio Consulting
Transport Assessment	VC0614 R2.1	Vectio Consulting
Travel Plan	VC0614 R3.0	Vectio Consulting
Preliminary Ecological Appraisal Report	November 2025	Weddles
Biodiversity Net Gain Summary Report	November 2025	Weddles
The Statutory Biodiversity Metric	November 2025	Weddles

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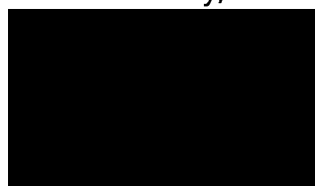
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Landscape Mitigation Plan	2042-002	Weddles
Landscape Strategy	2042-006	Weddles
Landscape and Visual Appraisal	July 2025	Weddles
Site Context Photos 1-10		Weddles
Arboricultural Impact Assessment and Arboricultural Method Statement	November 2025 Rev A	Weddles
Tree Survey	2042-003	Weddles
Tree Constraints Plan	2042-004	Weddles
Tree Protection Plan	2042-005	Weddles

All documents have been prepared in accordance with the relevant local and national planning policy validation requirements. Should any further information be required to validate or assess the application, please do not hesitate to contact me.

Yours faithfully,



Dale Radford MSc MRTPI
Principal Planner

Planning and Design Group

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