

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

Please Ask For: Joe Fleetwood, Planning Officer
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Our Ref: 26/00614/NMA
Date: 16 September 2026



Hinckley & Bosworth Borough Council

Helen Bareford
David Wilson Homes East Midlands
Forest Business Park
Cartwright Way
Bardon Hill
Coalville
Leicestershire
LE67 1GL

Dear Sir/ Madam

APPLICATION NO: 26/00614/NMA

Address: Land East Of, The Common, Barwell, Leicestershire

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 Land East Of, The Common, Barwell, Leicestershire.

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 23/01229/OUT:

- Non-material amendment to planning permission 23/01229/OUT. Amendment to the site access drawing referred to in conditions 4, 28 and 29 from 332610546/5501/001 P03 to 332610546/5501/001 P05.

The proposal is considered acceptable subject to conditions as imposed on application 23/01229/OUT, and amended conditions as detailed below:

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan: HAR102-1001D
Site Access drawing : 332610546/5501/001 P05
Parameters Plan HAR102-3051C
Design Code - dated 18 December 2023

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

28. No part of the development shall be occupied until such time as the offsite works (traffic calming measures) shown on Stantec drawing number 332610546/5501/001 P05 (or an appropriate amended scheme, following public consultation/ detailed design) have been implemented in full.

Reason: In the interests of highways safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2026).

29. No part of the development hereby permitted shall be occupied until such time as the access arrangements, visibility splays and 2.0m wide footway to tie in to existing footway provisions on The Common shown on Stantec drawing number 332610546/5501/001 P05 have been implemented in full.

Reason: In the interests of highways safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2026).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 23/01229/OUT).

Yours faithfully

Christopher Brown MRTPI
Head of Planning