

Hinckley and Bosworth Borough Council
Planning Department
Rugby Road
Hinckley
Leicestershire
LE10 0FR

16th March 2026

Dear Sullivan,

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 22/00192/OUT
IN RELATION TO COMPLIANCE WITH CONDITION 20 AND WORDING OF CONDITION 3
LAND SOUTH OF Lychgate Lane, Burbage, LE10 2DR**

Further to our recent email correspondence, please find enclosed a non-material amendment with respect to planning permission reference 22/00192/OUT.

Condition 20 currently reads:

"Development shall not commence before a scheme of highway improvements for the junction of Burbage Rd/Hinckley Rd/Sapcote Rd have been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied before the improvements have been completed in accordance with the approved details."

The above details required by Condition 20 are shown on drawing title Proposed Access Junction Layout reference ADC2167-DR-001 P3. This drawing is included within Condition 3 as an approved plan.

It is therefore considered that a submission of details against Condition 20 is not necessary and the wording of the condition is not enforceable as the details are already approved. It is therefore proposed to remove the need to comply with this condition.

Furthermore, the details of the widening of Lychgate Lane, are shown on drawing title ADC ADC2167-DR-001 Rev P6. Condition 19 requires these works to be implemented in full prior to the first occupation. However, the drawing is not included within Condition 3 as an approved document.

In the interest of clarity, it is therefore proposed to include both drawings P3 (Burbage Rd/Hinckley Rd/Sapcote Rd improvements) and P6 (widening of Lychgate Lane) within Condition 3.

A S278 Agreement has been made to Leicestershire County Council and formal approval of the above alterations are required before these details can move to technical approval. I would therefore request

I trust the above is in good order. If you require any further information please do not hesitate to contact me.

Yours sincerely,

A black rectangular box redacting the signature of Sam Salt.

Sam Salt
Regional Planning Manager

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