



Charles Church

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Hinckley & Bosworth Borough Council
Hinckley Hub,
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Date: 25th September 2026

Dear Planning,

PROPOSAL: s73 application to vary conditions 1 and 11 of planning application reference: 23/01204/REM – Application for approval of Reserved Matters of appeal decision APP/K2420/W/22/3301735 (outline planning application 21/01131/OUT) for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works at Land South of Sketchley Grange Hotel Sketchley Lane Burbage Leicestershire

Further to the approval of the above referenced Reserved Matters Planning Application, please find enclosed details to support a s73 application to make minor amendments to the proposed layout.

An application made under Section 73 of the Town and Country Planning Act 1990 can be used to make a material amendment by varying or removing conditions associated with planning permission. There is no statutory limit on the degree of change permissible to conditions under s73.

Proposal

S73 application to re-plan Land at Sketchley Lane to incorporate additional and amended house types. The creation of additional windfall land ('white land') to promote and maximise the effective and efficient use of land.

Market forces have indicated that certain house types are proving more popular with prospective purchases. This has led to a review of the house types proposed on the development to be more in line with the properties that are currently selling. Appendix 1 Accommodation Schedule to the end of this letter outlines the proposed changes

As part of the above process, 'white land' has been created which is subject to its own Full Planning Application for 2 additional windfall units which would assist the Council in meeting its 5-year housing land supply. When considering the development comprehensively the additional 2 units creates a demand for an additional affordable housing unit. It is proposed that the additional affordable housing would be located on s73 re-plan land and not the Full Application 'white land'



Charles Church

application. The additional affordable unit tenure has been provided in line with the agreed S106 and accompanying deed of agreement.

Planning Policy Context

Policy L3 of the NPPF emphasises the Government commitment to making efficient use of land and states:

'Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.'

Policy L1 states that Plans should:

'Identify ways of accommodating as much as possible of the identified need for development in the area on previously developed land, including by: {...}'

ii. Setting out where particular parts of the plan area provide scope for intensification through additional development;'

The above national planning policy context outlines the Government's commitment to maximise the delivery of homes and prioritise the effective and efficient use of land to increase delivery. The proposals are therefore supported by National Policy.

Approved Plans and Revised Plans

This section 73 application seeks to amend the approved plans and documents on the decision notice as outlined below. The superseded plans are crossed out in column 1 and the amended plans are highlighted in red in column 2. Additional Plans are highlighted in blue in column 2.

Column 1 - Approved Plans	Column 2- Revised Plans
Basin Sections 030A	
Boundary Treatment Plan BTP-1 (Rev F)	Boundary Treatment Plan TGDP-SG-BH-BTP-1 Rev Q
Colour Masterplan CMP-1 (Rev G)	Colour Masterplan TGDP-SG-BH-CMP-1 Rev O
Colour Planning Layout CPL1 (Rev G)	Colour Planning Layout TGDP-SG-BH-CPL1 Rev P
Detailed Hard Landscape Proposals 13 (Rev G)	JBA 23-348-13 Detailed Hard Landscape Proposals Rev Q
Detailed Hard Landscape Proposals 14 (Rev G)	JBA 23-348-14 Detailed Hard Landscape Proposals Rev Q



Charles Church

Detailed Hard Landscape Proposals 15 (Rev G)	JBA 23-348-15 Detailed Hard Landscape Proposals Rev Q
Detailed Hard Landscape Proposals 16 (Rev G)	JBA 23-348-16 Detailed Hard Landscape Proposals Rev Q
Detailed Soft Landscape Proposals (348 01X)	JBA 23-348 -01 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 02X)	JBA 23-348 -02 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 03X)	JBA 23-348 -03 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 04X)	JBA 23-348 -04 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 05X)	JBA 23-348 -05 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 06X)	JBA 23-348 -06 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 07X)	JBA 23-348 -07 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 08X)	JBA 23-348 -08 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 09X)	JBA 23-348 -09 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 10X)	JBA 23-348 -10 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 11X)	JBA 23-348 -11 Detailed Soft Landscape Proposals (Rev Z)
Detailed Soft Landscape Proposals (348 12X)	JBA 23-348 -12 Detailed Soft Landscape Proposals (Rev Z)
Drainage Strategy 005E	23053 005G Drainage Strategy
External Levels SH1 020E	23053 020H External Levels SH1 of 3
External Levels SH2 021E	
External Levels SH3 022C	
Flood Route Plans 035D	
General Arrangement Planning 050E	
Materials Plan MP-1 (Rev D)	Materials Plan TGDP-SG-BH-MP-1 Rev P
Planning Layout PL1 (Rev G)	Planning Layout TGDP-SG-BH-PL1 Rev T
Planning Layout PL1 500 (Rev F)	TGDP-SG-BH-PL1-500 Planning Layout Rev R
Proposed Double Garage Floor Plans and Elevations (Rev A)	
Proposed Equipped Play Area (Q13370E)	



Charles Church

Proposed House Types & Elevations Part 1 (Rev 2)	
Proposed House Types and Elevations Part 2 (Rev 2)	
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)	
Public Open Space Phasing Plan 001	
POS & Footpaths Surface Scheme (Rev F)	
POS Categorisation Plan (Rev J)	POS Categorisation Plan TGDP-SG-BHPOS-CP Rev K
	Sketchley Grange - EVC & Ducting Layout 1.02
	Garden Schedule TGDP_SG-SB_GS Rev A
	Location Plan TGDP-SG-BH-LP-1
	TGDP-SG-SB-PGR Parking to Garden Ratio
	Site Sections TGDP-SG-BH-SS1 Rev A
	Streetscenes TGDP-SG-BH-SS1-4 Rev B
	63224_Planning_Persimmon North Midlands - Sketchley Grange_Rev01_29-07-2026_BN

The houstypes and JBA 23-348 -12 Detailed Soft Landscape Proposals are too large to upload on the planning portal so will be sent via email.

In addition to the above we are seeking to amend condition 11 attached to 23/01204/REM to reflect the proposed layout. The below is the suggested amended condition: -

*11. The approved hard and soft landscaping scheme shall be carried out in accordance with the Landscape Proposals included within Detailed Soft Landscape Proposals 01 to 12 (~~Rev G~~) (**Rev Z**) (inclusive) (~~submitted: 09.05.2024~~) and Detailed Hard Landscape Proposals 13 to 16 (~~Rev G~~) (**Rev Q**) (inclusive) (~~submitted: 09.05.2024~~) in the first planting season following the first occupation of the site. The soft landscaping shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.*



Charles Church

Given that no undue impacts have been identified, I trust the information is acceptable and look forward to hearing from you in due course. Should you have any queries about the contents of the application please do not hesitate to contact me.

Yours sincerely,

Esther Wiles

Planner - Email: esther.wiles@persimmonhomes.com



Charles Church

APPENDIX 1

Accommodation Schedule illustrating proposed and approved mix.

Accommodation Schedule				
House Type	Approved	%	Proposed	%
Tunstall	10	9.9%	7	9.9%
Stonehaven	0		3	
3 beds				
Rhosilli	8	28.4%	8	35.6%
Sandbank	10		6	
Studland	11		7	
Eskdale	0		3	
Broadford	0		6	
Branscombe	0		6	
4 beds				
Chopwell	2	39.2%	2	33.7%
Cullen	6		4	
Dunnet	0		2	
Hastings	3		2	
Hendon	0		3	
Hollycombe	8		7	
Bamburgh	6		6	
Seacombe	15		8	
5 beds				
Broadhaven	4	22.5%	6	20.8%
Oxwhich	9		5	
Walcott	5		5	
Torrisdale	2		2	
Yellowood	3		3	
Total Market	102		101	
Affordable Homes				
1 bed				
T50	4	16%	4	15.3%
2 bed				
Wareham	9	48%	10	50%
Haldon	3		3	
3 bed				



Charles Church

Dallington	3	36%	3	35%
Rendlesham	6		6	
Total Affordable	25		26	
Total Dwellings	127		127	