

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

Date: 6 October 2025

Our ref: 61188/07/JK/40064877v1

Dear Sir/ Madam

Reserved Matters Application Pursuant to Outline Permission Ref: 21/00502/OUT

BDW Trading Ltd (Redrow Homes Midlands) and Mr Farmer ('the applicants') have instructed Nathaniel Lichfield & Partners ('Lichfields') to submit a Reserved Matters application pursuant to outline planning permission Ref: 21/00502/OUT in respect of land to the Southwest of Lutterworth Road, Burbage ('the site').

The approved outline planning permission description is as follows:

"Outline planning application for the erection of up to 80 residential dwellings (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access"

The proposed reserved matters application description is as follows:

"Reserved Matters Application pursuant to Outline Planning (Ref: 21/00502/OUT) including details relating to appearance; layout; scale; landscaping; open space provision and associated infrastructure for the construction of 77 residential dwellings (Use Class C3)."

Application Submission

The application is accompanied by a comprehensive suite of technical documents assessing site considerations and impacts associated with the proposed development. These have informed the design process to ensure that the development is delivered in a way that provides social, environmental, and economic benefits. The application is submitted through the Planning Portal (Ref: PP-14357661) and is accompanied by the documents listed below:

- Application forms and certificates;
- Planning Statement, prepared by Lichfields;
- Cover Letter (this document), prepared by Lichfields;

- Planning Layout (Ref: A 1216 001 Issue 5), prepared by Geoff Perry Associates Limited;
- Planning Layout - Coloured (Ref: A 1216 001 Issue 5), prepared by Geoff Perry Associates Limited;
- House Type Brochure – Private (Ref: October 2025), prepared by Redrow;
- House Type Brochure – Affordable (Ref: October 2025), prepared by Redrow;
- House Type Brochure – Garage (Ref: October 2025), prepared by Redrow;
- Building for a Healthy Lifestyle Assessment, prepared by Redrow;
- Street Scenes A-A, B-B & C-C (Ref: A1216 15), prepared by Geoff Perry Associates Limited;
- Hard Surfaces Plan (Ref: A 1216 011), prepared by Geoff Perry Associates Limited;
- Refuse Strategy Plan (Ref: A 1216 009), prepared by Geoff Perry Associates Limited;
- Parking Matrix (Ref: A 1216 008), prepared by Geoff Perry Associates Limited;
- Enclosures Plan (Ref: A 1216 007), prepared by Geoff Perry Associates Limited;
- Materials Plan (Ref: A 1216 006), prepared by Geoff Perry Associates Limited;
- Occupancy Plan (Ref: A 1216 005), prepared by Geoff Perry Associates Limited;
- Massing Plan (Ref: A 1216 004), prepared by Geoff Perry Associates Limited;
- Design Statement (Ref: September 2025), prepared by Redrow;
- Lutterworth Road, Burbage BDW Redrow Midlands (Ref: 5100261);
- SUDS Construction Details Sheet 1 of 2 (Ref: 25080-TDC-ZZ-ZZ-DR-C-5230-P01), prepared by The Davey Corporation;
- SUDS Construction Details Sheet 2 of 2 (Ref: 25080-TDC-ZZ-ZZ-DR-C-5231-P01), prepared by The Davey Corporation;
- Drainage Maintenance Sheet 1 of 2 (Ref: 25080 -TDC-XX-ZZ-DR-C-5223-P01), prepared by The Davey Corporation;
- Drainage Maintenance Sheet 2 of 2 (Ref: 25080 -TDC-XX-ZZ-DR-C-5224-P01), prepared by The Davey Corporation;
- Surface Water Exceedance Flow Routing (Ref: 25080-TDC-ZZ-ZZ-DR-D-5225 P01), prepared by The Davey Corporation;
- Drainage Areas (Ref: 25080-TDC-ZZ-ZZ-DR-D-5222-P01), prepared by The Davey Corporation;
- Surface Finishes (Ref: 25080-TDC-XX-ZZ-DR-C-9030-P01), prepared by The Davey Corporation;
- Engineering Overview Sheet 1 of 2 (Ref: 25080-TDC-XX-ZZ-DR-C-9022-P01), prepared by The Davey Corporation;
- Engineering Overview Sheet 2 of 2 (Ref: 25080-TDC-XX-ZZ-DR-C-9023-P01), prepared by The Davey Corporation;
- Drainage Overview Sheet 1 of 2 (Ref: 25080-TDC-XX-ZZ-DR-C-5221-P01), prepared by The Davey Corporation;

- Drainage Overview Sheet 2 of 2 (Ref: 25080-TDC-XX-ZZ-DR-C-5220-P01), prepared by The Davey Corporation;
- Drainage Maintenance Schedule (Ref: 25080-TDC-XX-XX-SH-C-0001-P01), prepared by The Davey Corporation;
- Surface Water Hydraulic Modelling (Ref: 25080-TDC-XX-XX-CA-Z-0001-P01), prepared by The Davey Corporation.
- Detailed Landscape Proposals Sheet 1 of 3 (Ref: c-2109-21), prepared by PDP Associates;
- Detailed Landscape Proposals Sheet 2 of 3 (Ref: c-2109-22), prepared by PDP Associates; and
- Detailed Landscape Proposals Sheet 3 of 3 (Ref: c-2109-23), prepared by PDP Associates.

The requisite fee of £36,573.00 will be made via BACS transfer. The planning portal requisite reference will be quoted as part of the BACS transfer to allow the payment to be matched to the payment.

Should you have any queries regarding the submission, please do contact me. We look forward to receiving confirmation that the application has been validated in due course.

Yours faithfully



Laine Lawrence

Planner

BSc (Hons) MA MRTPI