



Canal House

Lisle Street

Loughborough, LE11 1AW

25.298 RW

Wednesday, 17 September 2025

Mr Christopher Brown
Head of Planning
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Dear Mr Brown,

Land Off Wood Lane Higham on the Hill Leicestershire

Section 73 of the Town and Country Planning Act (as amended) application to amend Reserved Matters

Application ref. 23/00712/REM for a plot substitution.

Please find enclosed an application under Section 73 (s73) of the Town and Country Planning Act to amend conditions 1 and 4 of Reserved Matters approval ref. 23/00712/REM to facilitate a plot-substitution.

The plot substitution comprises plots 2 & 3 and 27 & 28.

Plots 2 & 3 are presently 2no. 3-bed Cadeby house types that are semi-detached. These are proposed to stay as 3-bed Cadebys but are proposed to become detached units rather than semis.

Plots 27 & 28 are presently 2no. 2-bed Brinklow house types that are semi-detached. These are proposed to be amended to be 2no. 3-bed Kestrels which are also to be detached units.

The proposals result in the loss of 2no 2-bed units, to be replaced by 3-beds.

The proposals would retain 4no- 2-bed Brinklows as well as 11no. 2-bed Huttons, which results in an overall provision of 15no 2-beds, which is approx. 26% of the market mix (57no dwellings) which remains generally aligned with the Housing Needs Study 2024.

The following plans are proposed to be updated as part of this application:

- a. 1023-AD-002B (Site Layout)
- b. 1023-AD-004A (Materials Plan)
- c. 1023-AD-005A (Means of enclosure)
- d. 1023-AD-007B (CEMP)

- e. 1023-AD-009A (Surface Materials Plan)
- f. 1023-AD-012A (Storey Heights Plan)
- g. 1023-AD-013A (Parking Plan)
- h. 1023-AD-014A (Refuse Storage and Collection)
- i. 1023-AD-015A (Character Areas Plan)
- j. 1023-AD-021A (POS Typologies Plan)

Additionally, a further house type is proposed to be approved, ref: OH-KES-01 Kestrel

Condition 1 will need to be updated to reflect the revised drawing list submitted as part of this application, referencing the above plans, as well as those retained plans from the existing consent.

Condition 4 will also be required to be updated to reflect the revised submitted drawing showing the parking and turning facilities.

The submitted plans are listed on **appended schedule**. Including reference to those plans to be replaced by those now submitted (as required by the application forms).

For the avoidance of doubt and clarity, whilst this submission is originally made against RM approval ref: 23/00712/REM, a subsequent s73 application has been made ref: 25/00448/CONDIT which is anticipated to be approved shortly. Once that approval is received, this application will be updated to reflect an amendment to that approval.

The application has been submitted via the Planning Portal (ref: PP-13966160) and the fee of £2085 has been paid direct by the applicant.

I trust this letter and the submitted documents are in order. However, if there are any queries, please do not hesitate to contact me.

Yours sincerely



RICHARD WEST BA (Hons) MRTPI
Director



Document Schedule – list of new plans and those to be replaced/amended
Application reference 23/00712/REM

Approved Plan ref	Plan Title	Amended (or new) plan Ref and Title
1023-AD-002B	Site Layout	1023-AD-002K
1023-AD-003A	Coloured Presentation Layout	To be deleted
1023-AD-004A	Materials Plan	1023-AD-004C
1023-AD-005A	Means of enclosure	1023-AD-005F
1023-AD-007B	CEMP	1023-AD-007E
1023-AD-009A	Surface Materials Plan	1023-AD-009C
1023-AD-012A	Storey Heights Plan	1023-AD-012C
1023-AD-013A	Parking Plan	1023-AD-013C
1023-AD-014A	Refuse Storage and Collection	1023-AD-014C
1023-AD-015A	Character Areas Plan	1023-AD-015C
1023-AD-021A	POS Typologies Plan	1023-AD-021C
	Kestrel	OH-KES-01