

Your Ref: PP-12194575

07 July 2023

Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicester
LE10 0FR

Dear Sir / Madam

Residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters reserved except access.

Land south of Sapcote Road, Burbage, Leicestershire

Avison Young is instructed by Jelson Homes (Jelson) to submit an outline planning application to Hinckley and Bosworth Borough Council for residential development and associated works at land south of Sapcote Road, Burbage.

The planning application has been submitted via the Planning Portal under the reference PP-12194575. This planning application is made within 12 months of the date of decision of an earlier application for development of the same character, and by the same applicant, and is therefore in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, meaning no application fee is payable.

Further information about the proposals can be found within the plans, reports and forms that comprise the application. In addition to this covering letter, the submission consists of:

- duly completed application forms and ownership certificate;

Plans and Drawings

- Site Location Plan ref. 7162-L-01 rev A
- Development Framework ref. 7162-L-03 rev F
- Illustrative Masterplan ref. 7162-L-04 rev E
- Topographical Survey ref. S3396-01A
- Topographical Survey ref. S3396-02
- Topographical Survey ref. S3396-03

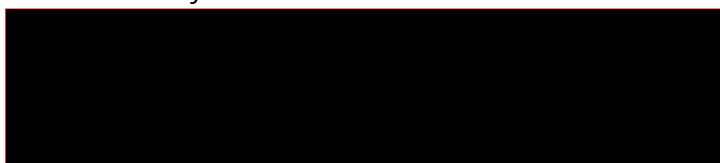
Reports

- Planning Statement, prepared by Avison Young

- Design and Access Statement, prepared by FPCR
- Landscape and Visual Impact Assessment, prepared by FPCR
- Desk-Based Archaeological Assessment prepared by the University of Leicester Archaeological Service (ULAS)
- Geophysical Survey Report, prepared by SUMO Geophysics Ltd
- Transport Assessment, prepared by Tetra Tech (including detailed access drawings)
- Travel Plan, prepared by Tetra Tech
- Arboricultural Assessment, prepared by FPCR
- Ecological Appraisal and associated Protected Species Surveys including Biodiversity Net Gain Assessment, prepared by FPCR
- Flood Risk Assessment and Drainage Strategy, prepared by Avison Young
- Phase 1 Environmental Report, prepared by Avison Young
- Agricultural Land Classification Assessment, prepared by Kernon Countryside Consultants

We trust that the information provided is sufficient for the application to be validated. Should you require any further information or have any questions, please do not hesitate to contact Bethany Carr of this Office on 

Yours sincerely

A large black rectangular box redacting the signature of the person on behalf of Avison Young.

For and on behalf of Avison Young (UK) Limited