



Charles Church

Our Ref: Sketchley Play Area NMA Resubmit

Planning Services
Hinckley and Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

CHARLES CHURCH HOMES

Davidson House
Meridian Business Park
Leicester
LE19 1WZ
Tel: 0116 281 5600

20th October 2026

Dear Sir/Madam,

PROPOSAL: Section 96A application to amend condition 1 (Approved Documents), 5 and 7 of reserved matters planning application reference: 23/01204/REM 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 S96A application to make amendments to the proposed layout.

An application made under Section 96A of the Town and Country Planning Act 1990 can be used as a way of amending an existing planning permission, if the amendment is very minor and is not a material change to the development as approved.

Please find enclosed, on behalf of Charles Church North Midlands, an application made under Section 96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to the planning permission reference 23/01204/REM to amend the list of approved drawings in Condition 1 and amend the wording of conditions 5 and 7.

Proposal

S96A application to amend plots at Land at Sketchley Lane, Burbage to avoid an easement which was not accounted for initially.

- Widening of the Public Right of Way

During discussions of condition 5 the width of the public right of way through the public open space needed to be amended to 3m from 2m to accord with the Highways Authorities specification. This application will amend the widths to 3m.

- Creation of new footpath

New footpath proposed below plot 24 as requested by highways which will be constructed up to our redline. It will then be the responsibility of the owners of the land adjacent to the connection to finish the link to Troon Way.

- Larger Play Area

The play area has been increased to satisfy the S106 requirements.

- Movement of the Play Area

During engineering review of the site, the levels around the play area meant it was an inappropriate location for this, therefore the area of play has been moved to the other side of the public right of way. The area still accords with that agreed in the Section 106 and the equipment is as agreed during the Reserved Matters Application.



Charles Church

Approved Plans and Revised Plans

This section 96A application seeks to amend the approved plans and documents on the decision notice as outlined below. Column 1 represents the approved documents as of condition 1 on the decision notice and column 2 represents the amendments to condition 1 of planning application 23/01204/REM. The superseded plans are crossed out in column 1 and the amended plans are highlighted in red in column 2 any additional plans are in column 2 in blue.

Column 1- Approved Plans	Column 2 – Revised Plans
Basin Sections 030A (submitted: 22.04.2024)	Basin Sections 030A (submitted: 22.04.2024)
Boundary Treatment Plan BTP-1 (Rev O)	Boundary Treatment Plan TGDG-SG-BH-BTP-1 Rev P
Colour Masterplan CMP-1 (Rev K)	Colour Masterplan TGDG-SG-BH-CMP-1 Rev N
Colour Planning Layout CPL1 (Rev K)	Colour Planning Layout TGDG-SG-BH-CPL1 Rev O
Detailed Hard Landscaping Proposals 13 (Rev N)	Detailed Hard Landscaping Proposals 13 (Rev N)
Detailed Hard Landscaping Proposals 14 (Rev N)	Detailed Hard Landscaping Proposals 14 (Rev O)
Detailed Hard Landscape Proposals 15 (Rev G)	Detailed Hard Landscape Proposals 15 (Rev G)
Detailed Hard Landscape Proposals 16 (Rev G)	Detailed Hard Landscape Proposals 16 (Rev G)
Detailed Soft Landscape Proposals 01 (Rev G)	Detailed Soft Landscape Proposals 01 (Rev G)
Detailed Soft Landscape Proposals 02 (Rev Q)	JBA 23-348 -02 Detailed Soft Landscape Proposals REV V
Detailed Soft Landscape Proposals 03 (Rev G)	Detailed Soft Landscape Proposals 03 (Rev G)
Detailed Soft Landscape Proposals 04 (Rev Q)	JBA 23-348 -04 Detailed Soft Landscape Proposals REV V
Detailed Soft Landscape Proposals 05 (Rev Q)	JBA 23-348 -05 Detailed Soft Landscape Proposals REV V
Detailed Soft Landscape Proposals 06 (Rev G)	Detailed Soft Landscape Proposals 06 (Rev G)
Detailed Soft Landscape Proposals 07 (Rev G)	Detailed Soft Landscape Proposals 07 (Rev G)
Detailed Soft Landscape Proposals 08 (Rev G)	Detailed Soft Landscape Proposals 08 (Rev G)
Detailed Soft Landscape Proposals 09 (Rev G)	Detailed Soft Landscape Proposals 09 (Rev G)
Detailed Soft Landscape Proposals 10 (Rev G)	Detailed Soft Landscape Proposals 10 (Rev G)
Detailed Soft Landscape Proposals 11 (Rev G)	Detailed Soft Landscape Proposals 11 (Rev G)
Detailed Soft Landscape Proposals 12 (Rev Q)	JBA 23-348 -12 Detailed Soft Landscape Proposals REV V
Drainage Strategy 005E	Drainage Strategy 005E
External Levels SH1 020E	External Levels SH1 020E
External Levels SH2 021E	External Levels SH2 021E
External Levels SH3 022C	External Levels SH3 022C
Flood Route Plans 035D	Flood Route Plans 035D
General Arrangement Planning 050E	General Arrangement Planning 050E
Materials Plan MP-1 (Rev O)	Materials Plan MP-1 (Rev O)
Planning Layout PL1 (Rev O)	Planning Layout TGDG-SG-BH-PL1 Rev S
Planning Layout PL1-500 (Rev M)	Planning Layout TGDG-SG-BH-PL1 Rev S
Proposed Double Garage Floor Plans and Elevations (Rev A)	Proposed Double Garage Floor Plans and Elevations (Rev A)
Proposed Equipped Children's Play Area Q10013-A	Q13370_A_Sketchley Grange Burbage Plan
Proposed House Types & Elevations Part 1 (Rev 2)	Proposed House Types & Elevations Part 1 (Rev 2)
Proposed House Types and Elevations Part 2 (Rev 2)	Proposed House Types and Elevations Part 2 (Rev 2)
Proposed Single Garage Floor Plans and Elevations (Rev A)	Proposed Single Garage Floor Plans and Elevations (Rev A)
Proposed The Cullen House Type Ground Floor Plan	Proposed The Cullen House Type Ground Floor Plan
Proposed Triple Garage Floor Plan and Elevations (Rev A)	Proposed Triple Garage Floor Plan and Elevations (Rev A)
Proposed Twin Garage Floor Plans and Elevations (Rev A)	Proposed Twin Garage Floor Plans and Elevations (Rev A)
Proposed POS Soft Landscaping 04 Rev D	Proposed POS Soft Landscaping 04 Rev D
Proposed POS Soft Landscaping 05 Rev D	Proposed POS Soft Landscaping 05 Rev D
Proposed Yellowwood Floor Plans (2DFP)	Proposed Yellowwood Floor Plans (2DFP)
Public Open Space Phasing Plan 001	Public Open Space Phasing Plan 001



Charles Church

	23053 111U External Levels
	23053 113A External Levels SH4 of 4

The following information was requested by Lesley Keal on the 2nd February, see comments and our response in [blue](#).

Information / Plans Required

- Updated Overall Open Space Plan

The plan must clearly show the location of the required sqm of amenity green space. [This has been completed with plan POS Categorisation Plan Rev I. This plan highlights the below:](#)

	S106 Required	Proposed on Rev I
Equipped Children's Play Space	540 sqm	540 sqm
Casual/Informal Play Spaces	2,520 sqm	2,520 sqm
Accessibility Natural Green Spaces	6,000 sqm	6,000 sqm
Strategic Green Infrastructure	-	76,572 sqm

Note: The originally proposed amenity space positioned opposite and around the equipped play area can no longer be used due to its flood risk. The revised plan must therefore clearly identify where the required amenity space will now be accommodated within the site. [The area which is subject to potential flooding during a once in 100yr flood has been removed from the calculation for open space](#)

- Levels Plan

A full levels plan is required to demonstrate that the equipped play area and the associated amenity grassed areas are not undulating and that they meet the required minimum sqm of usable space. Finished levels must ensure the areas are practical, accessible, and suitable for their intended recreational function. [Levels for the Public Open Space have been provided with this update. As it shows the POS is gently undulating and are practical for their intended uses.](#)

- Updated Landscaping Plan

A revised landscaping plan is needed to reflect the changes requested above, including the amended location of amenity space, level adjustments, and any associated planting or boundary treatments. [Updated landscaping has been provided to accommodate for the latest play area design.](#)

Amendments to Conditions 5 and 7

In addition to the above we are seeking to amend the following conditions attached to 23/01204/REM to reflect the updated layout. The below are the suggested amended conditions:

Condition 5 – Treatment of the Public Right of Way

~~No development above floor plate level shall take place until a scheme for the treatment of the Public Rights of Way (Footpath U64 and Bridleway U67) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of, but not limited to, the surfacing, width, depth, and landscaping of the Public Rights of Way, and their associated way marking, and accessibility improvements, together with a timetable for its implementation. Thereafter, the development~~ [the treatment of the Public Rights of Way has been carried out in accordance with the agreed POS & Existing Footpaths Surface Scheme - Rev D which shows the surfacing, width, depth, and landscaping of the Public Rights of Way, and their associated way marking, and accessibility improvements.](#) ~~agreed scheme and timetables.~~



Charles Church

Condition 7 – Link to Troon Way

Prior to the development being first occupied ~~details of the pedestrian link from Public Right of Way Bridleway U67 to Troon Way immediately to the east of Plot 24 to link into the existing hard surfaced link to Troon Way~~ shall be **delivered in accordance with POS & Existing Footpaths Surface Scheme - Rev D** ~~submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not be limited to, the link's surfacing, depth, width, landscaping, and timetable for implementation.~~ The proposed scheme shall be implemented in accordance with the approved details and shall be retained available for use thereafter.

Should you require any further information or clarification on any of the above then please contact me.

Kind regards, On behalf of Charles Church

Esther Wiles

Planner - Esther.wiles@persimmonhomes.com