

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Matt Jedruch, Team Leader - Development Services
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Our Ref: 26/01061/NMA
Date: 16 March 2026



**Hinckley & Bosworth
Borough Council**

Mr Mitesh Rathod
Jelson Ltd
370 Loughborough Road
Leicester
Leicestershire
LE4 5PR

Dear Sir,

APPLICATION NO: 25/01061/NMA

**Address: Land South of Pumping Station, Aston Flamville Road, Burbage,
Leicestershire**

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on Land South of Pumping Station, Aston Flamville Road, Burbage, Leicestershire

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 23/00673/OUT:

- Amendment to conditions to enable phasing of the development.

The proposal is considered acceptable subject to amended conditions to those imposed on application 23/00673/OUT and the amended conditions as detailed below:

Amended conditions:

Condition	
12	Prior to commencement of development within any phase, a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development Site preparation and construction shall be limited to the following hours; Monday - Friday 07:30 - 18:00 Saturday 08:00 - 13:00 No working on Sundays and Bank Holidays Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13	No development within any phase shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable. Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area to accord with policy DM17 of the adopted Site Allocations and Development Management Policies DPD 2016.
16	No development or site clearance within any phase shall take place until an ecological mitigation and enhancement strategy has been submitted to and approved in writing by the LPA. All works are to proceed strictly in accordance with the approved scheme. Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework (2024).
17	No development within any phase shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy DM12 and DM13 of the Site Allocations and Development Management Policies DPD 2016.
18	Prior to the commencement of development within any phase, a noise assessment to determine which, if any, residential properties are affected by noise from Woodside garage, Burbage dance studio and the road network shall be submitted to and approved, in writing, by the Local Planning Authority. The assessment shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise level criteria as referenced in BS8233:2014 Guidance on sound insulation and noise reduction for buildings. Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise where there is insufficient information within the submitted application, in accordance with Policy DM10 of the SADMP.
19	No approval of reserved matters for any phase shall take place until such time as the following details have been submitted to, and approved in writing by the Local Planning Authority. Any subsequent design must be carried out in accordance with these approved details. a. Modelling updated to the reflect upper end climate change allowance for both the proposed and existing scenarios.

	b. Full details of flood compensations areas supported by revised modelling, unless modelling/layout demonstrates that compensation is not required. c. Details demonstrating finished floor levels are set at least 300mm above the modelled 1 in 100 year plus upper end climate change allowance. d. Full consideration of source control SuDS Reason: To prevent flooding by ensuring the satisfactory placement and level of development relative to the existing watercourses and to minimise off-site surface water pollution risk in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).
20	No development within any phase approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).
21	No development within any phase approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).
22	No occupation of any phase of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).
23	No development within any phase approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority. Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).
25	No part of the development within any phase hereby permitted shall be first occupied until an amended full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details. Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2024).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 23/00673/OUT).

Yours faithfully

Christopher Brown MRTPI
Head of Planning