



**Hinckley & Bosworth
Borough Council**

Please Ask For: Alex Jelley, Consultant Planning Officer
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Our Ref: 25/01124/NMA
Date: 16 January 2026

Mr Dave Walgate
C/o Mr Matthew Cooper
Cooper Rogers Architects
42 Patrick Street
Market Harborough
LE16 9HP

Dear Sir,

APPLICATION NO: 25/01124/NMA

Address: Land South Of, Markfield Road, Ratby, 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 at Land South Of, Markfield Road, Ratby, 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:

Re-positioning of the locally equipped area of play (LEAP) and routing of cycleway/footway

The proposal is considered acceptable subject to conditions as imposed on the original decision notice (24/00461/REM) and the amended condition as detailed below:

1. The development hereby permitted shall not be carried out otherwise than general accordance with the submitted application details, as follows:
 - Site Location Plan 0201 D5 P1 received 13 May 2024
 - LWRAT-MCB-ZZ-ZZ-DR-A-0230-D5-P4-Site Layout Plan received 5 January 2026
 - LWRAT-MCB-ZZ-ZZ-DR-A-0233-D5-P4 - Affordable Tenure Plan received 03 October 2025
 - Detailed Landscape Plan 0009-0012-P10 received 5 January 2026
 - Open Space Provision Plan 10783-FPCR-XX-XX-DR-L-0008 P10 received 5 January 2026
 - Grass Provision Plan 10783-FPCR-XX-XX-DR-L-0016 P10 received 5 January 2026
 - External Materials and Boundary Treatment Plan 0231 D5 P3 received 18 December 2024
 - Surfacing Materials Plan 0232 D5 P3 received 18 December 2024
 - Refuse Management Plan 0234 D5 P3 received 18 December 2024
 - Parking Strategy Plan 0235 D5 P3 received 18 December 2024
 - Garden sizes Plan 0236 D5 P3 received 18 December 2024

- EV Charging Plan 0237 D5 P3 received 18 December 2024
- PV Plan 0238 D5 P3 received 18 December 2024
- Bushmills Housetype and Elevations 0105 D5 P2 received 13 May 2024
- Killykeen Housetype and Elevations 0106 D5 P2 received 13 May 2024
- Enfield Side Patio Housetype and Elevations 0109 D5 P3 received 29 October 2024
- Enfield Rear Patio Housetype and Elevations 0110 D5 P3 received 29 October 2024
- Tollymore Side Patio Housetype and Elevations 0111 D5 P3 received 29 October 2024
- Greencastle Housetype and Elevations 0113 D5 P3 received 29 October 2024
- Hollymount Housetype and Elevations 0114 D5 P2 received 13 May 2024
- Castletown Housetype and Elevations 0115 D5 P3 received 29 October 2024
- Knightstown Housetype and Elevations 0116 D5 P2 received 13 May 2024
- Kinnegad Housetype and Elevations 0117 D5 P3 received 29 October 2024
- Palmerstone Housetype and Elevations 0118 D5 P3 received 29 October 2024
- Cavan Housetype and Elevations 0119 D5 P2 received 13 May 2024
- Cookstown Housetype and Elevations 0122 D5 P2 received 13 May 2024
- Cavan FH Housetype and Elevations 0123 D5 P2 received 13 May 2024
- Aff1B Maisonette Housetype and Elevations 0124 D5 P2 received 13 May 2024
- Carlow Housetype and Elevations 0127 D5 P2 received 13 May 2024
- Cavan SO Housetype and Elevations 0128 D5 P2 received 13 May 2024
- Cavan SO_R Housetype and Elevations 0129 D5 P2 received 13 May 2024
- Lettermore Housetype and Elevations 0135 D5 P1 received 29 October 2024

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 24/00461/REM).

Yours faithfully



Christopher Brown MRTPI
Head of Planning