



PERSIMMON HOMES NORTH

MIDLANDS

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19th March 2025

Our Ref: PP-13870712

Planning Services
Hinckley and Bosworth Borough Council
Hinckley Hub
Hinckley
Leicester
LE10 0FR

Dear Sir/Madam,

Approval of details reserved by conditions 11 and 17 under Outline application no: 22/00277/OUT for Residential development for up to 239 dwellings with associated landscaping, open space, drainage infrastructure and associated works at Land East of the Windmill Inn, Brascote Lane, Newbold Verdon.

The granting of outline planning permission for up to 239 dwellings and associated infrastructure at land East of the Windmill Inn, Brascote Lane, Newbold Verdon was approved at appeal under reference: APP/K2420/W/23/3331081. Following this I provide you with details necessary to discharge the below conditions.

Condition 11

Notwithstanding the recommendations within the Desk Study Report carried out by PJS Ref: PJSG21-47-RT-01-A, dated 24th February 2022, no development shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by, the local planning authority. The scheme shall include details of how any contamination in accordance with the agreed details and any remediation works so approved shall be carried out prior to the first occupation of the development.

Condition 17

Development shall not commence until 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, and this has been submitted to, and approved in writing by, the local planning authority.

Please find the following enclosed documentation in support of Planning Conditions 11 and 17 for the above approved development:

- PJSG21-47-RT-02 - Geo-Environmental Assessment -May_2022_Part1
- PJSG21-47-RT-02 - Geo-Environmental Assessment -May_2022_Part2

The planning application fee of £145.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-13870712. Should you require any further information or clarification on any of the above then please contact me.

Kind regards,

Esther Wiles

Planner

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