

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/K2420/W/25/3372919

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	. . .		
Company/Group Name	Richborough, Clive Vero, Geoffrey Malcolm Vero, Kathleen Ann Sheppard & Leslie Alan James		
Address	c/o agent - Fisher German LLP, The Estates Office, Norman Court Ashby de la Zouch Leicestershire LE65 2UZ		
Phone number	07918652897		
Email	angela.brooks@fishergerman.co.uk		
Preferred contact method	Email	☒ Post	☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes	☒ No	☐
Name	Mrs Angela Brooks		
Company/Group Name	Fisher German		
Address	The Estates Office Norman Court Ashby de la Zouch Leicestershire LE65 2UZ		
Phone number	07918652897		
Email	angela.brooks@fishergerman.co.uk		
Your reference	Market Bosworth		
Preferred contact method	Email	☒ Post	☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Hinckley and Bosworth Borough Council

LPA reference number

24/01079/OUT

Date of the application

26/11/2024

Did the LPA validate and register your application?

Yes



No



Did the LPA issue a decision?

Yes



No



Date of LPA's decision

15/08/2025

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes



No



Does the appeal relate to an existing property?

Yes



No



Address

Land North of Station Road
Market Bosworth
Leicestershire
CV13 0PE
Grid Ref Easting: 439526
Grid Ref Northing: 303236

Is the appeal site within a Green Belt?

Yes



No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes



No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes



No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Outline planning application for the erection of up to 126 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)

Area (in hectares) of the whole appeal site [e.g. 1234.56]

7.96 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes



No



F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.



2. Refused permission to vary or remove a condition(s).



3. Refused prior approval of permitted development rights.



4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐
2. Hearing ☐
3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ [see 'Appeal Documents' section](#)

(a) How many witnesses do you intend to call?

3

(b) How long do they need to give their evidence?

Half a day per witness

(c) How long do you estimate the inquiry will last?

4 day(s)

H. FULL STATEMENT OF CASE

☒ [see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case?

Yes ☐ No ☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes ☒ No ☐

(b) Have you made a costs application with this appeal?

Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days

☒

before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name: Kyngs Golf and Country Club
Address at which notice was served: Station Road, Market Bosworth CV13 0NP
Date the notice was served: 12/09/2025

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☐

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☒

Tenant's Name: Mr J Lawton
Address at which notice was served: Aqueduct Cottage, Shenton, Warwickshire CV13 0AA
Date the notice was served: 12/09/2025

Tenant's Name: M R & E R Glover
Address at which notice was served: Measham Fields Farm, Gallows Lane, Swadlincote, DE12 7HD
Date the notice was served: 12/09/2025

J. SUPPORTING DOCUMENTS

- 01. A copy of the original application form sent to the LPA. ☒
- 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form). ☒
- 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. ☒
- 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☒
- 05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. ☒
- 05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☒
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. ☒
- 06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application. ☒
- 06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☒
- 07. A copy of the design and access statement sent to the LPA (if required). ☒
- 08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. ☒

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☐
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☐
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No



L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mrs Angela Brooks

Date

12/09/2025 12:55:03

Name

Mrs Angela Brooks

On behalf of

...

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Appendix A - Justification for Inquiry.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Planning Statement of Case - Market Bosworth.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	CD1.01 - Application Form (21.11.24).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	CD1.01 - Application Form (21.11.24).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	CD4.05 - Decision Notice (15.08.25).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	CD1.02 - Site Location Plan - P24-1644_DE_002.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	CD1.07 - Topographical Survey.pdf
File name:	CD1.05 - Planning Statement.pdf
File name:	CD1.06 - Statement of Community Involvement.pdf
File name:	CD1.04 - Parameter Plan - P24-1644_DE_005_01B.pdf
File name:	CD1.02 - Site Location Plan - P24-1644_DE_002.pdf
File name:	CD1.03 - Development Framework Plan - P24-1644_DE_003_01I.pdf
File name:	CD1.08b - Design and Access Statement_Part2.pdf
File name:	CD1.09 - Heritage Impact Assessment.pdf
File name:	CD1.08c - Design and Access Statement_Part3.pdf
File name:	CD1.08a - Design and Access Statement_Part1.pdf

File name:	CD1.11a - Ground Investigation EAST Part A.pdf
File name:	CD1.11c - Ground Investigation WEST Part A.pdf
File name:	CD1.11b - Ground Investigation EAST Part B.pdf
File name:	CD1.16 - Travel Plan.pdf
File name:	CD1.11d - Ground Investigation WEST Part B.pdf
File name:	CD1.12 - Flood Risk Assessment and Drainage Strategy.pdf
File name:	CD1.14 - Air Quality Assessment.pdf
File name:	CD1.13 - Noise Impact Assessment.pdf
File name:	CD1.15 - Transport Assessment.pdf
File name:	CD1.21 - Utilities Assessment.pdf
File name:	CD1.18 - Landscape Masterplan.pdf
File name:	CD1.19 - Ecological Impact Assessment.pdf
File name:	CD1.20 - Arboricultural Impact Assessment.pdf
File name:	CD1.22a - BIA Baseline Conditions Visualisation.pdf
File name:	CD1.22b - BIA Baseline Visualisation.pdf
File name:	CD1.17 - Landscape and Visual Impact Assessment.pdf
File name:	CD1.23 - Covering letter - Richborough (21.11.24).pdf
File name:	CD1.10 - Geophysical Survey EAST_convertedToPDF.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of Appeal Documents - Market Bosworth.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	List of Appeal Documents - Market Bosworth.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	CD2.01 - Geophysical Survey WEST (07.12.24).pdf
File name:	CD2.05 - Bat Query Response (03.03.25).pdf
File name:	CD2.07 - Viewpoint 7 (26.03.25).pdf
File name:	CD2.03 - Minerals Resource Assessment (27.01.25).pdf
File name:	CD2.06 - Revised Arboricultural Report - RSE_8306_R2_V3_ARB (21.03.25).pdf
File name:	CD2.04 - Geo-Environmental Assessment EAST (29.01.25).pdf
File name:	CD2.08 - Planning Statement Addendum (09.05.2025).pdf
File name:	CD2.09 - Sequential Assessment (09.05.25).pdf
File name:	CD2.10 - Parameter Plan - P24-1644_DE_005_01C (09.05.25).pdf
File name:	CD2.12 - Illustrative Masterplan - P24-1644_DE_0004_01C (09.05.25).pdf
File name:	CD2.14 - Tree Protection Plan RSE_8306_TPP_V3 (09.05.25).pdf
File name:	CD2.11 - Development Framework Plan - P24-1644_DE_003_01J (09.05.25).pdf
File name:	CD2.13 - Revised Arboricultural Report - RSE_8306_R2_V4_ARB (09.05.25).pdf
File name:	CD2.18 - Revised Travel Plan (09.05.25).pdf
File name:	CD2.16 - Revised Drainage Strategy Plan (09.05.25).pdf
File name:	CD2.15 - Revised FRA (09.05.25).pdf
File name:	CD2.23 - Ecology Note - GCN Mitigation (09.05.25).pdf
File name:	CD2.19 - Landscape Clarification Note - 11776_R06a (09.05.25).pdf
File name:	CD2.21 - Revised Landscape Masterplan - 11776_P22G_Plan 9 (09.05.25).pdf
File name:	CD2.24b - BIA Baseline Conditions Visualisation_V1R4_Onsite - RSE_8306a (09.05.25).pdf
File name:	CD2.24a - BIA Baseline Visualisation_V1R4_Onsite -RSE_8306a (09.05.25).pdf

File name: CD2.24c - BIA Proposed Visualisation_V1R4 - RSE_8306a (09.05.25).pdf

File name: CD2.24d - BIA Proposed Conditions Visualisation_V1R4_Onsite - RSE_8306a (09.05.25).pdf

File name: CD2.24e - BIA Retention Visualisation_V1R4_Onsite - RSE_8306a (09.05.25).pdf

File name: CD2.26 - Landscape Masterplan (16.05.25).pdf

File name: CD2.28 - Proposed Site Access Layout Plan - T24554.001 Rev C (19.06.25).pdf

File name: CD2.30 - Proposed Site Access Swept Path Analysis - T24554.003 Rev B (19.06.25).pdf

File name: CD2.29 - Proposed Site Access Swept Path Analysis - T24554.002 Rev B (19.06.25).pdf

File name: CD2.32 - Proposed Control of Existing Access - T24554.005 (19.06.25).pdf

File name: CD2.31 - Proposed Traffic Calming Scheme - T24554.004 Rev A (19.06.25).pdf

File name: CD2.33 - Transport Technical Note 1 - T24554 TN1 (25.06.25).pdf

File name: CD2.36 - Proposed Control of Existing Access - T24544.005 Rev A (26.06.25).pdf

File name: CD2.35 - Proposed Site Access Layout Plan - T24554.001 REV D (26.06.25).pdf

File name: CD2.38 - Travel Plan Rev A T24554 (resubmitted 01.07.25).pdf

File name: CD2.37- Transport Technical Note 1 - T24554 TN1 (resubmitted 01.07.25).pdf

File name: CD2.45 - Proposed Control of Existing Access - T24544.005 Rev A (01.07.25).pdf

File name: CD2.42 - Proposed Site Access Swept Path Analysis - T24554.002 Rev C (01.07.25).pdf

File name: CD2.40 - Stage 1 RSA 1- Designers Response - L001VRP1989 (01.07.25).pdf

File name: CD2.41 - Proposed Site Access Layout Plan - T24554.001 Rev E (01.07.25).pdf

File name: CD2.43 - Proposed Site Access Swept Path Analysis - T24554.003 Rev C (01.07.25).pdf

File name: CD2.39 - Stage 1 Road Safety Audit with Designers Response - VRP1989 (01.07.25).pdf

File name: CD2.46 - Swept Path Analysis of Egress from 255-269 Station Rd -T24554.006 (01.07.25).pdf

File name: CD2.44 - Proposed Traffic Calming Scheme - T24554.004 Rev A (01.07.25).pdf

File name: CD2.48 - BIA Baseline Conditions Visualisation_V4R3_Onsite - RSE_8306a (02.07.25).pdf

File name: CD2.47 - BIA Baseline Visualisation_V4R3_Onsite - RSE_8306a (02.07.25).pdf

File name: CD2.51 - BIA Retention Visualisation_V4R3_Onsite - RSE_8306a (02.07.25).pdf

File name: CD2.49 - BIA Proposed Visualisation_V4R3_Onsite - RSE_8306a (02.07.25).pdf

File name: CD2.50 - BIA Proposed Conditions Visualisation_V4R3_Onsite - RSE_8306a (02.07.25).pdf

File name: CD2.22 - DAS Revision A (09.05.25)_2.pdf

File name: CD2.22 - DAS Revision A (09.05.25)_1.pdf

File name: CD2.22 - DAS Revision A (09.05.25)_3.pdf

File name: CD2.27 - Healthcare (27.05.25).pdf

File name: CD2.24f -BIA Metric_V1R4 - RSE_8306a (09.05.25).zip

File name: CD2.52 - BIA Metric V4R3 - RSE_8306a (02.07.25).zip

File name: CD2.25 - DAS Revision B (16.05.25) Part 1.pdf

File name: CD2.25 - DAS Revision B (16.05.25) Part 2.pdf

File name: CD2.20 - Revised LVIA - 11776_R04e (09.05.25) Part 2.pdf

File name: CD2.20 - Revised LVIA - 11776_R04e (09.05.25) Part 1.pdf

File name:	CD2.17 - Revised Transport Assessment - T24554 (09.05.25) reduced.pdf
File name:	CD2.02 - Photomontage Viewpoints (07.01.25)_11zon (2).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	List of Appeal Documents - Market Bosworth.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	CD2.25 - DAS Revision B (16.05.25) Part 1.pdf
File name:	CD2.25 - DAS Revision B (16.05.25) Part 2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	DRAFT Planning Statement of Common Ground - Market Bosworth.docx
Completed by	MRS ANGELA BROOKS
Date	12/09/2025 12:55:03