

Our Ref: PP-14827447

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

31st March 2026

Dear Sir/Madam,

Ref: 24/00854/REM- Land East of the Windmill Inn, Brascote Lane, Newbold Verdon– Non-Material Amendment to Conditions 1, 2 and 12.

Please find enclosed, on behalf of Persimmon Homes 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 24/00854/REM to amend the approved plans in condition 1 to accommodate for a non-material amendment, to regularise conditions 2 and 12 with the updated landscaping and BNG Plan.

The Non-Material Amendment application is to accommodate minor amendments to the landscaping to better our Biodiversity Net Gain on site. The focus of delivering biodiversity to its fullest on site is a key focus at Persimmon Homes. One of our key priorities at Persimmon Homes are to enhance biodiversity and green infrastructure in new communities.

Upon reviewing the biodiversity on site, it came aware to us that we could realistically deliver additional habitat and hedgerow units on site. The approved Biodiversity Net Gain metric demonstrates the following gains:

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	17.98%
	<i>Hedgerow units</i>	17.90%
	<i>Watercourse units</i>	0.00%

Whereas the latest Biodiversity Net Gain metric indicates the following additional units:

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	23.55%
	<i>Hedgerow units</i>	19.62%
	<i>Watercourse units</i>	0.00%

As you can see a 5.57% gain in habitat units and 1.72% gain in hedgerow units, this gain is achievable through the enhancement of planting. Suitable management will be conducted to ensure the proposed gains are achieved.

To address the above constraints, we are applying for a Non-Material Amendment to condition 1, 2 and 12 to the below wording, as shown in red: -

*"1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application drawings within the Drawing Schedule **Rev H** received ~~13/03/2025~~ **31/03/26**.*

*"2. No development shall commence above floor plate level, until a scheme of soft landscaping works for the site, including and implementation scheme, has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall be in general accordance with the approved Hard and Soft Landscape Plan - POS, Drawing No. **BG24.292 Brascote Lane Detailed Planing Plan POS_REV 16 Part1 and Part 2** ~~BG24-292-BRGR-ZZ-ZZ-DR-L-00012 Rev 3~~.*

Thereafter the development shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority"

*"12. The development hereby approved shall be implemented in strict accordance with the Biodiversity Net Gain Plan (Brindle & Green, **Rev 4 March 2026** ~~September 2024~~) unless otherwise agreed in writing by the LPA. As per Section 6.2 monitoring reports should be submitted to the LPA for approval in years 2, 3, 4, 5, 10, 15, 25 and 30 following the habitat creation and initial enhancement works. The monitoring reports should detail the monitoring results, and any remedial actions required."*

The updated landscaping and BNG metric which accompanies this application are too large to upload via the planning portal, therefore they have been sent to planning@hinckley-bosworth.gov.uk using the reference PP-14827447 as the subject.

The planning application fee of £298.00 has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-14827447. Should you require any further information or clarification on any of the above then please contact me.

Kind regards, On behalf of Persimmon Homes

Esther Wiles

Planner

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