

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 Condition 1

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.

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 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**.*

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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