

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

13 November 2025

Non-material amendment to planning permission 24/01158/OUT made under Section 96a of the Town and Country Planning Act 1990 (as amended). Planning Portal Reference: PP-14485385.

Dear Sir/Madam,

Introduction

This covering letter is prepared by Richborough ('the Applicant') to support a non-material amendment to Hinckley and Bosworth Borough Council (as the Local Planning Authority ['LPA']) planning application 24/01158/OUT. Planning permission was granted under that reference for development at Land off Brascote Lane, Newbold Verdon ('the site'), on 11 November 2025, permitting the following description of development:

Outline planning application for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access)

The application was approved subject to 26 planning conditions. Conditions 3 and 10 attached to the permission relate to approved plans which the development must be carried out in accordance with. The non-material amendment is sought to address two minor typographical errors within the conditions, relating to details of access and the plan reference that permits it. There are no changes to the access drawing itself, and the changes are sought to ensure future compliance with the conditions.

Condition 3 Amendment

Condition 3 states:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan - Drg. No. 902832.36.01 Rev B - received 23/12/24



- *Proposed Access Strategy - T24516.001 Rev B*

The requested amendment is as follows:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- *Site Location Plan - Drg. No. 902832.36.01 Rev B - received 23/12/24*

- *Proposed Access Strategy - **T24516.010 Rev C***

Condition 10 Amendment

Condition 10 states:

No part of the development hereby permitted shall be occupied until such time as the access arrangements on to Brascote Lane shown on Hub drawing number T24516.001 Rev B have been implemented in full.

The requested amendment is as follows:

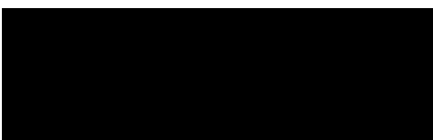
*No part of the development hereby permitted shall be occupied until such time as the access arrangements on to Brascote Lane shown on Hub drawing number **T24516.010 Rev C** have been implemented in full.*

Conclusion

The suggested amendments correct the typological errors listed on the approved decision notice and ensure the development can be carried out in accordance with the correct details; ones agreed with the LPA and its statutory consultees through the original planning application process. This follows the agreed dialogue with Case Officer, Matt Jedruch, on 12 November 2025.

We respectfully request that the Section 96a application is approved by the LPA at its earliest opportunity.

Yours sincerely



Connor Wigley MRTPI

Planning Manager

