

Our Ref: PP-13928312

7th April 2025Planning Services
Hinckley and Bosworth Borough Council
Hinckley Hub
Hinckley
Leicester
LE10 0FR

Dear Sir/Madam,

Approval of details reserved by condition 11 under Reserved Matters application no: 24/00854/REM for residential development for up to 239 dwellings with associated internal road layout, car parking, drainage, and landscaping at Land East of the Windmill Inn, Brascote Lane, Newbold Verdon.

The granting of Reserved Matters planning permission for up to 239 dwellings and associated infrastructure at land East of the Windmill Inn, Brascote Lane, Newbold was approved under outline approval ref: 22/00277/OUT. Following this I provide you with details necessary to discharge the below condition.

Condition 11

Prior to commencement of development, full details of a scheme for the location of bat roosting and bird nesting features to be integrated into buildings and suitable hedgehog gaps in boundary features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any dwelling hereby permitted features shall be installed on the site in accordance with the approved details. Photographs of the integrated bird and bat boxes and hedgehog gaps within the new dwellings should be provided in order to fully discharge this condition.

Please find the following enclosed documentation in support of Planning Condition 8 for the above approved development:

- BG24.292 Brascote Lane Bat and Bird Box Plan REV1
- BG24.292 Brascote Lane Hedgehog Highways Plan REV1

The planning application fee has been paid, and the application has been submitted electronically via the Planning Portal using reference PP-13928312. Should you require any further information or clarification on any of the above then please contact me.

Kind regards,

Esther Wiles
Planner