

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Joe Fleetwood, Planning Officer
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Our Ref: 25/00925/NMA
Date: 12 December 2025



Hinckley & Bosworth Borough Council

Ms Esther Wiles
Persimmon Homes North Midlands
Davidson House
Meridian Business Park
Meridian East
Leicester
LE19 1WZ

Dear Sir/ Madam

APPLICATION NO: 25/00925/NMA

Address: Land East Of, The Windmill Inn, Brascote Lane, Newbold Verdon

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Land East Of, The Windmill Inn, Brascote Lane, Newbold Verdon, Leicestershire.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 22/00277/OUT

- Non material amendment to condition 20 of application no 22/00277/OUT to amend the trigger for implementation of off-site highway works from prior to 1st occupation to the 25th occupation

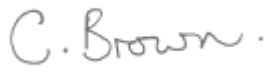
The proposal is considered acceptable subject to conditions as imposed on application 22/00277/OUT, except for the amended condition detailed below:

20. Prior to the first occupation of the 25th dwelling on the development, the access arrangements shown on drawing Ref T20517.001 Rev C shall have been implemented in full. This shall include vehicular visibility splays of 2.4m x 160m at the site access point. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway. The temporary access arrangements shown within the Temporary Access General Arrangement Plan Drawing Ref, SK01 shall be implemented prior to the 1st occupation of the development.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 22/00277/OUT).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning