

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

**Please Ask For:** Matt Jedruch  
**Direct Dial/Ext:** 01455 255809  
**Email:** [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)  
**Your Ref:**  
**Our Ref:** 26/00330/NMA  
**Date:** 3<sup>rd</sup> June 2026



**Hinckley & Bosworth  
Borough Council**

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

Dear Esther,

**Application No:** 26/00330/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 East Of, The Windmill Inn, Brascote Lane, Newbold Verdon.

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 24/00854/REM as per the submitted amendments.

- Conditions 1, 2 and 12 are amended to refer to the updated Drawing Register, Landscaping Plans and BNG Plan.

The revised wording of Conditions 1, 2 and 12 of 24/00854/REM are as follows:

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 by the Local Planning Authority on 01.06.2026.

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

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 plans as follows:

- Hard and Soft Landscape Plan – POS Sheet 8, Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00019 Rev 10.
- Hard and Soft Landscape Plan – POS Sheet 9, Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00020 Rev 10.
- Hard and Soft Landscape Plan – POS Sheet 8, Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00021 Rev 10.

- General Arrangement – Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00022 Rev 10.
- Landscape Schedule - Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00023 Rev 10
- Landscape Specification - BG24-292-BRGR-ZZ-ZZ-DR-L-00024 Rev 10

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.

**Reason:** To ensure that the development has a satisfactory appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

12. The development hereby approved shall be implemented in strict accordance with the Biodiversity Net Gain Plan (Brindle & Green, received 02.04.2026) 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.

**Reason:** To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

You are reminded that the non-material amendments leave the original Planning Permission (24/00854/REM) intact, and the relevant conditions attached to that permission must be adhered to except where varied by this non-material amendment application.

Yours faithfully



**Christopher Brown MRTPI**  
**Head of Planning**