

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

Please Ask For: Matt Jedruch
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Our Ref: 25/01098/NMA
Date: 11 December 2025



**Hinckley & Bosworth
Borough Council**

Mr Connor Wigley
Richborough Estates Ltd
Waterloo House
20 Waterloo Street
Birmingham
B2 5TB

Dear Connor,

APPLICATION NO: 25/01098/NMA

Address: Land Off 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 Off Brascote Lane, Newbold Verdon, Leicestershire.

Following consideration of the information submitted I can confirm that the following works listed below are considered to be non-material amendments to planning permission 24/01158/OUT:

Amendment to proposed access strategy

The proposal is considered acceptable subject to conditions as imposed on application 24/01158/OUT except the amended conditions as detailed below:

3. 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

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. 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

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations

and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 24/01158/OUT).

Yours faithfully

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

Christopher Brown MRTPI
Head of Planning