

Pre-Hearing Note – 15 May 2026

Appeal Ref: APP/K2420/W/25/3372919

Address: Land North of Station Road, Market Bosworth, Leicestershire CV13 0PE

Proposal: Outline planning application for the erection of up to 126 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)

Appellants: Richborough, Clive Vero, Geoffrey Malcolm Vero, Kathleen Ann Sheppard & Leslie Alan James

Local Planning Authority: Hinckley and Bosworth Borough Council

Introduction

1. A hearing relating to the above appeal will open at 10:00am on Tuesday 19 May 2026. It will be conducted by **K Savage BA(Hons) MPlan MRTPI**, the Inspector appointed by the Secretary of State to determine the appeal.
2. This note is sent further to the note of 18 February 2026 to update the main parties following the postponement of the original hearing. The details provided in that note remain relevant, unless superseded by matters set out below. As before, this note is sent without prejudice to the outcome of the appeal.

Format

3. The hearing will now be conducted as a **virtual event**.
4. The event will take place on Microsoft Teams. This is a free digital conference and meetings application that can be accessed by downloading the app or via your web browser. If you have an internet enabled computer, you will be able to access and speak at the event over the internet using a video/audio link. The Inspector is likely to ask participants to keep their microphone off when not speaking and use the 'hands up' function when they want to speak. The Inspector will ensure that all participants have had a chance to say what they wanted before moving onto the next agenda item. Digital events are still a new format for some and some parties may be unfamiliar with the process and technology. Therefore, your patience and understanding during the event will be appreciated.
5. The event will otherwise run in generally the same manner as set out in the earlier note. However, the Inspector is mindful that all parties will likely be working from screens, so he will ensure there are regular comfort breaks. Nonetheless, the Inspector remains of the view that the main issues, and indeed the hearing as a whole, can be covered on the first sitting day, with the second day as a reserve if needed.

Notification Letter

6. The Inspector is in receipt of the Council's notification letter setting out the time, date and venue of the rearranged hearing.

Conditions

7. The Inspector is in receipt of an agreed list of planning conditions. These will be discussed towards the end of the hearing, without prejudice to the Council's case or the outcome of the appeal.

Late Evidence

8. It is not anticipated that there will be any need for additional documents to be submitted before or during the hearing. The Inspector will clarify with the main parties as to any change in circumstances since the original hearing date, but these can be briefly stated on the day.

Planning Obligation

9. The Inspector is in receipt of a draft a Section 106 Agreement at this stage. As set out before, pending any necessary changes to wording arising from discussion at the hearing, the Inspector will set a firm deadline for receipt for the completed agreement following the event.

Applications for Costs

10. No applications for costs have been received to date. If any party intends to do so, the Inspector would appreciate the application in writing before the hearing, copied to the responding party to allow it to consider an initial reply, preferably also in writing.

Site Visit

11. The Inspector has undertaken an unaccompanied site visit to familiarise himself with the site and surroundings.
12. The Inspector will discuss a further site visit during the event.

Appearances

13. The Inspector notes the names of those previously named to appear for the main parties at the hearing. If there is any change to the named participants, please advise the Inspector ahead of the event.
14. If the Council are aware of any requests to speak from interested parties, the Inspector would appreciate notification of those wishing to appear.

Main Issues

15. The main issues remain as set out on the original agenda.

Agenda

16. An updated agenda will be issued shortly before the hearing.
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