

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

DoC DECISION NOTICE

Name and Address of Applicant

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

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 25/00358/DISCON

Application Site: Land East of The Windmill Brascote Lane Newbold Verdon

Proposal: Application to discharge Conditions 2 Landscaping / Implementation and 10 Open Space Equipment imposed on Planning Decision Notice: 24/00854/REM

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 2 Soft landscaping
Condition 10 Open space equipment

Hard and Soft Landscape Plans [02/04/2025]
POS Sheet 1 BG24.292-BRGR-ZZ-ZZ-DR-L-00012 Rev 11
POS Sheet 2 BG24.292-BRGR-ZZ-ZZ-DR-L-00013 Rev 11
POS Sheet 3 BG24.292-BRGR-ZZ-ZZ-DR-L-00014 Rev 11
POS Sheet 4 BG24.292-BRGR-ZZ-ZZ-DR-L-00015 Rev 11
POS Sheet 5 BG24.292-BRGR-ZZ-ZZ-DR-L-00016 Rev 11
POS Sheet 6 BG24.292-BRGR-ZZ-ZZ-DR-L-00017 Rev 11
POS Sheet 7 BG24.292-BRGR-ZZ-ZZ-DR-L-00018 Rev 11
POS Sheet 8 BG24.292-BRGR-ZZ-ZZ-DR-L-00019 Rev 11
POS Sheet 9 BG24.292-BRGR-ZZ-ZZ-DR-L-00020 Rev 11
POS Sheet 10 BG24.292-BRGR-ZZ-ZZ-DR-L-00021 Rev 11
General Arrangement BG24.292-BRGR-ZZ-ZZ-DR-L-00022 Rev 11
Landscape Schedule BG24.292-BRGR-ZZ-ZZ-DR-L-00023 Rev 10
Landscape Specification BG24.292-BRGR-ZZ-ZZ-DR-L-00024 Rev 10
Boundary Treatments TGDPRRLBTP-1 Rev H 1212/2025
Kompan Ltd - LEAP Play Equipment Spec [12/12/2025]
Q10948_D_Brascote Lane Play Area 1 Plan (Miracle) [14/04/26]
Q10948_D_Brascote Lane Play Area 2 Plan (Miracle) [14/04/26]
Q10948_D_Brascote Lane Play Area 3 Plan (Miracle) [14/04/26]
Q10948_D_Brascote Lane Play Area 4 Plan (Miracle) [14/04/26]
Signage & Landscaping Implementation Plan [19/05/26]

The details submitted are ACCEPTABLE and the conditions are hereby **DISCHARGED**, subject to the scheme being carried out strictly with the full terms of the condition.

Date: 26 May 2026

C. Brown.

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 2 Soft Landscaping

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 Hard and Soft Landscape Plan - POS, Drawing No. BG24-292-BRGR-ZZ-ZZ-DR-L-00012 Rev 3.

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.

Condition 10 Play Equipment

No development shall commence until full details of the equipment (including seating, bins, and country park signage), boundary treatments and hard surfacing in the public open space have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented and maintained in accordance with the approved details

Consultees

Case Officer & Compliance & Monitoring Officer

Assessment Summary:

Soft Landscaping - The proposals set out a comprehensive and well-considered planting strategy across the Country Park, incorporating a carefully selected mix of trees, shrubs, and grassland species in locations designed to enhance the site's visual quality, ecological value, and long-term functionality. The use of predominantly native species, alongside a diverse range of forms, colours, heights, and textures, will create an attractive and varied landscape that responds positively to its setting while delivering meaningful biodiversity enhancements.

The scheme will provide a range of habitats, including species-rich grassland, native hedgerows, and structural planting, which will support wildlife, improve habitat connectivity, and contribute to the overall ecological network of the area. This approach ensures that both the on-plot landscaping and the wider Country Park achieve a high-quality and coherent appearance whilst also delivering measurable ecological benefits.

Furthermore, an implementation strategy has been provided which clearly demonstrates how areas of open space will be delivered in tandem with each phase of development. This ensures that usable and functional green infrastructure is made available at appropriate stages, contributing positively to the amenity of future residents.

Overall, the proposals are considered to represent an acceptable and robust landscaping solution, in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Play Equipment - The proposals include an enclosed LEAP with metal hooped railings and access gates which contains 9 pieces of a variety of robust wooden play equipment together with wet pour safety surfacing, to enable all year-round use. The development is complemented with “play on the way” features located within the central areas of the Country Park detailed as LAPS which contain some form of natural play together with brass rubbing posts strategically located around the site to encourage activity with educational value for all ages and abilities.

Accessible pathways are provided around the site along with a proportionate level of seating and waste bins for public use around the Country Park. Appropriate signage is proposed within the site to promote the brass rubbings and their locations along with management responsibility / contact details. The equipment proposed through the development meets the terms of the s106 agreement and are considered to be well integrated and reflective of the site’s rural character. The LPA are satisfied that the details demonstrate appropriate and adequate play equipment across the application site to satisfy Condition 10 in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 19 of the Core Strategy (2009).

Notes :

1. This approval relates solely to the discharge of the conditions listed in this notice.
2. All other conditions attached to the original planning permission remain in full force and effect.
3. Any connections to existing sewers are subject to a separate approval through a Section 278 Agreement with the relevant water body.
4. Any highways works undertaken are subject to the relevant Highway Approva.