

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

XL Designs (Midlands) Ltd
C/O Agent

Name and Address of Agent (if any)

Mr S Raju
R3Design Developments Ltd
The Glasshouse
9 Hallam Close
Littlethorpe
LE19 2LA

Part I - Particulars of Application

Date of Application	Application No.
24 November 2025	25/01125/FUL

Particulars and location of development :

Erection of four detached residential dwellings with associated garaging on land to the rear of 34 Lindridge Lane, Desford, Leicester

Field Maple House 34 Lindridge Lane Desford Leicester Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Planning, Design and Access Statement
- Site Location Plan, Drg No.25.330.OS2_1:1250
- Block Plan, Drg No. 25.330.BP02 Rev A
- Site Layout Plan, Sheet 1 of 6, Drg No. 25.330.01 Rev A
- Site Layout Plan, Sheet 2 of 6, Drg No. 25.330.02 Rev A
- Floor Plans, Elevations - Unit A, Sheet 3 of 6, Drg No. 25.330.03

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- Floor Plans, Elevations - Unit B, Sheet 4 of 6, Drg No. 25.330.04
- Floor Plans, Elevations - Unit C, Sheet 5 of 6, Drg No. 25.330.05
- Floor Plans, Elevations - Unit D, Sheet 6 of 6, Drg No. 25.330.06
- Proposed Levels, Drg No.25808-GMB-XX-XX-DR-C-0110 Rev P02
- Horizontal Align and Setting Out, Drg No.25808-GMB-XX-XX-DR-C-0130 Rev P01
- Long Sections, Drg No.25808-GMB-XX-XX-DR-C-0131 Rev P01
- External Construction and Details Plan, Drg No.25808-GMB-XX-XX-DR-C-0150 Rev P02
- Vehicle Tracking Plan, Drg No. 25808-GMB-XX-XX-DR-C-0190-P01
- Proposed Site Plan, Drg No. DEV251031-1356 - MWA TPP 01
- Planning Drawing - Sheet 3 of 6 UNIT A DRWNG NO: 25.330.03

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

3. No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

- Identification of potentially damaging construction activities
- Practical measures and sensitive working practices to avoid or reduce impacts during construction on Badgers, nesting birds and reptiles
- Timing of works to avoid harm to nesting birds
- Responsible persons for overseeing sensitive works
- Use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016).

4. The development shall incorporate integrated bat and bird boxes as specified in Section 6.28 and 6.29 of the Ecological Appraisal and Biodiversity Net Gain Statement Report prepared by Alca Ecology and dated November 2025. Once installed, and prior to the first occupation of the respective dwelling, photographs of the bat and bird boxes in situ shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the bat and bird boxes shall be retained in situ in perpetuity and made available at all times fit for its designated purpose.

Reason: To ensure that the development is in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016).

5. No development shall take place (including ground works or vegetation clearance) until an updated badger survey has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out within 3 months of the commencement of works on site, unless otherwise agreed. The survey shall include details on mitigation measures for badgers if necessary (such as badger gates). All works are to proceed strictly in accordance with the approved document.

Reason: To ensure that the development is in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016).

6. The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall be submitted concurrently and in accordance with the Biodiversity Gain Plan. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site that may influence management; TEMPLATECONSULTresponse_041125v9 OFFICIAL
- Aims, objectives and targets for management - links with local and national species and habitat action plans;
- Description of the management operations necessary to achieving aims and objectives;
- Preparation of a works schedule, including annual works schedule;
- Details and a timetable of the monitoring needed to measure the effectiveness of management;

- Details of the persons responsible for the implementation and monitoring;
- Mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain

Reason: To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

7. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD (2016).

8. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Ardent Consulting Engineers drawing No. 2202690-001 approved under 23/00445/OUT 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 the National Planning Policy Framework (2024).

9. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 84 metres by 2.4 metres to the north and 75 metres by 2.4 metres to the south have been provided at the site access. 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.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

10. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Planning Drawing - Sheet 2 of 6 - Site Layout, drawing number 25.330.02. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

11. Prior to commencement of the hereby approved development (including any vegetation removal), a detailed landscaping scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall address replacement trees, wider landscaping enhancements within the site, bollard lighting for the proposed road and shall include a timetable for implementation. Thereafter the development shall be carried out in accordance with the approved details. Any trees that are damaged, destroyed or removed as part of the development shall be replanted within the following planting season. Details of the hard landscaping and boundary treatments proposed on the site shall also be provided within the landscaping scheme.

Reason: To ensure a satisfactory form of development, the enhancement of the landscaping at the site and the safety of future occupiers, in accordance with Policies DM4, DM6 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

12. No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy DM13 of the Site Allocations and Development Management Policies DPD (2016).

13. Prior to occupation of the new dwelling, an electric vehicle charging point shall be provided in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To maximise opportunities for sustainable energy and transport in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD (2016), Policy T3 of the Desford Neighbourhood Plan (2021) and Paragraph 155 of the National Planning Policy Framework (2021).

14. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

15. No development shall commence on the site until such time as a waste management plan has been submitted to and approved by the Local Planning Authority.

Reason: To ensure the safe collection of waste and recycling and to reduce impacts on the visual amenity of the area to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

16. The materials to be used on the external elevations of the dwellings and hard landscaped surfaces shall be implemented in accordance with the list of Materials and Finishes on the approved Site Layout - Drawing No. 25.330.01 A.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

17. Construction of the development shall be carried out in strict accordance with the Arboricultural Method Statement contained within the submitted Arboricultural Appraisal Report by MWA Arboriculture. This includes but is not limited to:

- Maintaining protective fencing to BS5837 standards for the duration of the works and ensuring that ground protection remains in place wherever fencing cannot be installed.
- No excavation, storage, or ground disturbance within Root Protection Areas (RPA) unless explicitly described in the approved documentation.
- Where development results in incursions into the RPAs of retained trees, the specified mitigation must be followed without deviation.
- The use of no-dig cellular confinement system for the surfacing within the RPA of T23
- Any excavation within the RPAs of T04 and T13 must be undertaken manually and under direct arboricultural supervision, with any necessary root pruning carried out in accordance with NJUG10.

The existing trees shown to be retained on approved plan 'Planning Drawing- Sheet 2 of 6 Site Layout' Dwg No. 25.330.02 and 'Tree Protection Plan' Dwg No. MWA TPP 01 alongside the existing hedgerow on the eastern boundary of the development shall be retained for a period of five years following first occupation of the final dwelling to be occupied. Should the trees or hedgerow be damaged, destroyed or die during this period they shall be replanted within the following planting season in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard on site ecological features, alongside ensuring a satisfactory form of development, ensuring no detrimental impacts to the countryside, in accordance with Policies DM4, DM6 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. Your attention is drawn to the Biodiversity Net Gain Condition within the Decision Notice. The development is subject to the Biodiversity Gain Condition. A Biodiversity Gain Plan needs to be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The application can be made online here: https://www.hinckley-bosworth.gov.uk/info/200249/view_planning_applications_and_decisions/1476/does_the_property_comply_with_planning_conditions.
3. With regard to network capacity, this response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality. Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building. If the development site includes a Vehicle Wash / Petrol Station / Swimming Pool / Industrial Processes, or anything else that may discharge waste other than foul sewage or surface water into the public network, we would strongly recommend the applicant speaks to the Trade Effluent Support Team before requesting a discharge of any drainage related condition. The team can be contacted by email: trade.effluent@severntrent.co.uk
4. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.



Christopher Brown MRTPI
Head of Planning

Date : 8 April 2026

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within six weeks of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	25/01125/FUL
Proposal:	Erection of four detached residential dwellings with associated garaging on land to the rear of 34 Lindridge Lane, Desford, Leicester
Site Location:	Field Maple House 34 Lindridge Lane Desford Leicester Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk