

Pre-Hearing Note – 18 February 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 10 March 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. The purpose of this note is to explain how the event will operate in a fair, open and transparent way, what should be done to ensure it runs smoothly and to highlight any matters arising from the Inspector's review of the appeal submissions. The note is sent without prejudice to the outcome of the appeal.

Format

3. The hearing will be conducted as an **in-person event**, and is scheduled for two sitting days. The hearing will be run as a structured discussion with the Inspector asking questions, firstly in respect of the main issues and thereafter in respect of other matters arising in evidence. All parties who so wish will be given an opportunity to speak. The Inspector will ensure that all participants have had a chance to say what they want before moving on.
4. The Inspector expects that the parties will assist him in providing clear, concise responses to questions, and not to rehearse cases at length. There will be no evidence in chief or cross-examination. Other matters will be discussed as necessary, but the Inspector does not intend to cover matters he considers have been clearly set out in the written evidence.
5. The Inspector is mindful of the level of public interest in the appeal, and the potential for the event to be well attended. The main parties should be prepared to respond to questions from the floor, including on matters beyond the main issues.
6. The Inspector nonetheless anticipates that the main issues can be addressed on the first sitting day. Pending the time remaining, later agenda items may also be dealt with on Day 1. Given the time of year and the expected length of a site visit, this is likely to take place on Day 2 when sufficient time and light are available.

Notification Letters

7. The Inspector does not yet appear to be in receipt of the Council's notification letter setting out the time, date and venue of the hearing and a list of all relevant parties to whom it has been sent. Please forward this by the deadline at the end of this note.

Venue

8. The Inspector would be grateful if a room could be made available for his use before the hearing and during adjournments.
9. It would be appreciated if a power point can be provided at the Inspector's table to connect a laptop.
10. The Council is also asked to confirm the parking arrangements for the Inspector at the venue.

Statement of Common Ground/Conditions

11. The Inspector is in receipt of two agreed statements of common ground (SOCG) in respect of planning and landscape matters. The Inspector does not yet appear to be in receipt of an agreed list of conditions (indicated to be under separate cover in at 1.4 of the Planning SOCG). The parties are asked to forward an agreed list of conditions for the Inspector's attention. These will be discussed towards the end of the hearing, without prejudice to the Council's case or the outcome of the appeal.

Consultation NPPF

12. Further to the appellant's enquiry of 10 February, the Inspector will accept written comments from the main parties in respect of the consultation NPPF. These should be briefly stated, limited to points relevant to the appeal and should indicate generally where there is agreement/disagreement between the parties.

Public Representations

13. The parties should have access to public representations made in respect of the application and appeal. Where necessary, the Inspector may ask questions of the main parties at the event to clarify matters raised these representations.
14. The Inspector has noted representations which raise a number of procedural questions. The Inspector has sought responses from the main parties on these matters, and has asked that responses received are made available on the Council's website prior to the event.

Late Evidence

15. Aside from information requested in this or any other note from the Inspector, it is not anticipated that there will be any need for additional documents to be submitted before or during the hearing. The parties should review their cases urgently to ensure documents referred to as relevant to their case have been provided in evidence. However, parties are also reminded of the potential ramifications in terms of any new or late evidence from the point of view of an award of costs.

Planning Obligation

16. The Inspector notes the intention of the appellant to submit a Section 106 Agreement, and the intention to provide a draft version in advance of the hearing. As set out in the Procedural Guide, it is not necessary for the obligation to be executed in advance of the hearing, but it should be in a form that is ready for execution without significant amendment. 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

17. 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.
18. Applications for costs, including any additions to an application already made, and responses will otherwise be heard orally towards the end of the hearing. Please note that any oral submissions and replies will need to be transcribed by the Inspector, so it would be appreciated if these were kept as brief as necessary or a written copy provided. Alternatively, the Inspector may at his discretion permit responses in writing after the oral event.

Site Visit

19. The Inspector intends to undertake an unaccompanied site visit prior to the hearing to familiarise himself with the site and surroundings.
20. The Inspector will undertake a further site visit following the close of the hearing at the venue. At this stage, the Inspector expects this to also be an unaccompanied visit around the area, except where a representative of the appellant is required to attend solely to provide access onto the site itself. However, the format of the site visit, including whether it should be accompanied, will be kept under review and there will be an opportunity to discuss this at the hearing.

Appearances

21. The Inspector would be grateful for advance notice of those intending to appear for the main parties at the hearing. Should any attendee wish for their professional qualifications to appear on the decision letter, please provide these as part of your response.
22. 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

23. Based on the Inspector's initial review of the evidence, the main issues are considered to be:
 - the effect of the proposal on the landscape character of the area;
 - other material considerations to be weighed in the planning balance.
24. The Inspector will address other matters to the extent necessary to clarify the parties' respective positions, including those of interested persons in attendance.

Agenda

25. A formal agenda will be issued shortly before the hearing. However, the basic format of the event will be as set out below:
 1. Introduction and opening formalities
 2. Procedural Matters
 3. Discussion on Main Issues
 4. Other Matters
 5. Planning Conditions
 6. Planning Obligation

7. Final Comments
8. Applications for Costs
9. Arrangements for Site Visit and Closing

Responses

26. Responses are sought or should be considered by the main parties in respect of matters at Paragraphs 7, 10, 11, 12, 15, 16, 17, 21 and 22.
27. Please respond to requests in this note by **Tuesday 24 February**. This includes receipt of the draft Section 106 agreement.

Further Correspondence

28. The Inspector is continuing to review the evidence and may correspond further with the parties in advance of the hearing should the need arise.
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