From: Sean Barratt (South East Midlands) <Sean.Barratt@vistry.co.uk>
Sent: 02 October 2026 12:05:36 UTC+01:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: S73 - 26/00097/CONDIT - Development off Leicester Road, Earl Shilton
Importance: High

Hi Ashleigh,

I wonder if you could help me with the planning conditions relating to our Earl Shilton scheme off Leicester Road, particularly Conditions 21, 22 and 23.

I have recently joined the business and have been reviewing and restructuring the Technical team across South East Midlands business. As part of that review, I have identified a handful of priority items across our 19 live sites that we need to resolve at the earliest opportunity, one of which is the position regarding these conditions at Earl Shilton.

My understanding is that Condition 22 will be addressed through the revised Section 278 design, which has been progressing with Highways and now coming to a conclusion with the design proposal agreed and seeking the formal TA notice. However, the pre-occupation triggers within Conditions 21 and 23 need to be amended to reflect the current position and programme for completing the Section 278 agreement and associated works. I understand that the proposed agreed revised trigger is 50% occupation.

Having spoken with various parties including Highways and your Lesley Keal, I understand that the current site access was formed under Section 184 and has been designed and constructed substantially in accordance with the Section 278 access proposals. The scope of the Section 278 works on Leicester Road has also been reduced, including the interface with the neighbouring development, leaving more limited works to be completed. Importantly, safe access and egress to the site is already in place.

Ordinarily, we would seek to have the Section 278 works completed ahead of occupation. However, changes to the proposals and circumstances outside our control have resulted in the current position. We therefore need to regularise the planning position and amend the occupation triggers for Conditions 21 and 23 accordingly.

I understand that a Section 73 application is already in progress to amend the trigger, and our latest internal position is that the application has been resubmitted and is awaiting determination, with the Section 278 design progressing alongside it. Could you please confirm the current status of the Section 73 application and advise whether anything further is required from us to help progress the amendments to Conditions 21 and 23?

I have left you a voicemail and appreciate you are busy, but I would be grateful for a quick call when convenient so that I can understand the current position and what we can do to assist.

Please do not hesitate to contact me if you require any further information or clarification.

Regards

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Technical Director

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