From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 24 September 2026 13:04:35 UTC+01:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: "Ben T Dutton" <ben.dutton@leics.gov.uk>; "Izaak Makwana" <izaak.makwana@leics.gov.uk>; "Sean Barratt (South East Midlands)" <Sean.Barratt@vistry.co.uk>
Subject: RE: S73 - 26/00097/CONDIT
Attachments: Response_2026-13465-04-HCON.pdf

Hi All,

Following the response, the key notes I take from this are;

1. Detailed designs – as stated in the response, we will use the core layout issued under the S73 and make any further amendments under the S278 process in order to grant TA.
2. Works – Vistry are not able to commence any works until TA is in place, the drawings had to be amended as also our S278 works crossed with Snowdon's S278 works and we were told no more than 1 S278 could take place. This then resulted to amend our redline so that our works fall outside. As the initial design was amended, changing from planning. This was the reason why the S73 was submitted to capture the change of design and trigger as per the initial application.
3. Trigger – on the basis we were not in a position to do any S278 works without TA and also the fact now the detailed design will be captured in the S278 application. Can you confirm acceptance of the trigger as a result.

We will proceed with issuing a new pack to progress the S278.

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands
Penman House | 1 Penman Way |
Grove Park | Enderby | Leicester |
LE19 1SY

Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

Part of the Vistry Group

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 24 September 2026 10:56
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>; Sean Barratt (South East Midlands) <Sean.Barratt@vistry.co.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

Please see attached the most recent LHA response.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

Hinckley & Bosworth Borough Council

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From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 23 September 2026 9:40 AM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>; Sean Barratt (South East Midlands) <Sean.Barratt@vistry.co.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Just following up on the below, can we expect approval / response back today?

Keen to get this resolved so we can resubmit the S278 designs inline with what has been approved under the S73.

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 16 September 2026 14:57
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>; Sean Barratt (South East Midlands) <Sean.Barratt@vistry.co.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

I can confirm this is being consulted at present, with a due date for comments of 22 September.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 16 September 2026 2:25 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>; Sean Barratt (South East Midlands) <Sean.Barratt@vistry.co.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Would appreciate some closure that this is being consulted after losing 3 weeks since resubmitting the info to yourself. We are desperately wanting to tie this in with our final detailed designs for the S278 pack also.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

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From: Lewis Monksfield
Sent: 09 September 2026 09:25
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

With having lost 3 weeks, can you confirm your earliest turn around on this please. we are desperately trying to get this resolved so that we can commence with the S278 works.

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands
Penman House | 1 Penman Way |
Grove Park | Enderby | Leicester |
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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 08 September 2026 12:43
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

Sorry for the delay in rectifying this issue. The document has been uploaded and is being reconsulted.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 07 September 2026 9:20 AM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

I have checked the portal from my last resubmission 3 weeks ago and it is stating that this hasn't been updated and nothing has been done with this application?

Given this was to be determined by LCC in May, this is now a concern and potential to cause delays / works progression.

If you can respond to my emails so I know this is in hand it would be much appreciated. Given I do not hear anything I may need to escalate this further for a more decisive response.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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LE19 1SY

Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

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From: Lewis Monksfield
Sent: 01 September 2026 14:26
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: 'Ben T Dutton' <ben.dutton@leics.gov.uk>; 'Izaak Makwana' <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Following our last submission 2 weeks ago, can you confirm current status on this. We are expecting handovers in a couple of weeks and not having a decision on this is increasing pressure from our client.

I just want to share that the initial doc stated this was to be determined in May. I appreciate there has been comments, but this is now 5 months past our initial application.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

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From: Lewis Monksfield
Sent: 21 August 2026 15:48
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Following from the last set of comments, I have now attached our updated report for your comments/ approval. On the basis there maybe potential further comments, can I suggest a quick meeting to wrap this up with all parties involved. As you are aware this has gone on for some time now and hoping to get resolved so we can submit the new S278 pack incorporating the designs within.

One thing I would like to point out, whilst I appreciate the original application was to vary for 80% of the occupancy, comments received since suggested this was too high and to look at reducing. In our reports since, we have and reduced it to 50% so I appreciate the app / submitted doc doesn't correlate with once another. I can confirm we are happy to proceed with the 50% as stated.

Appreciate the short notice but given the urgency on this, it would be appreciated if this can be determined by end of next week.

Thank you.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands
Penman House | 1 Penman Way |
Grove Park | Enderby | Leicester |
LE19 1SY



From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 24 July 2026 11:26
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

Of course, I am happy to agree an extension of time.

The latest Highways response is attached for your review.

If you could let me know how long you think you'll need to address the points therein, we can work out an appropriate EOT date from there.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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---

From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 24 July 2026 8:39 AM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Appreciate your email, I only raise this as it was issued back in February with the notice attached stating that by 4th May 2026 if we haven't been given a notice of a decision then we can agree an EOT. Two months has passed this date.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 23 July 2026 17:31
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

The LPA will not be in a position to issue a decision until the Highways matters are resolved.

At present I understand the latest information is still being reviewed by Highways, pending response. Though Ben if this is incorrect, please let me know.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 22 July 2026 4:03 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Can you please provide an anticipated response date, or do you need an extension of time?

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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From: Lewis Monksfield
Sent: 21 July 2026 15:13
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

I don't recall receiving a response, can you confirm current status on this please.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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LE19 1SY

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From: Lewis Monksfield
Sent: 13 July 2026 15:30
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: 'Ben T Dutton' <ben.dutton@leics.gov.uk>; 'Izaak Makwana' <izaak.makwana@leics.gov.uk>; Phillip Goodwin <Phillip.Goodwin@vistry.co.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Have you got an update on this please?

Thanks!

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands
Penman House | 1 Penman Way |
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From: Lewis Monksfield
Sent: 29 June 2026 16:02
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <ben.dutton@leics.gov.uk>; Izaak Makwana <izaak.makwana@leics.gov.uk>; Phillip Goodwin <Phillip.Goodwin@vistry.co.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Thank you for the response in relation to our S73 application, we have reviewed and amended the attached report. If there is anything else you need, please let me know.

If you can review / comment and get back to be as soon as possible it would be much appreciated.

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 22 May 2026 16:33
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Subject: Re: S73 - 26/00097/CONDIT

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

Apologies for the delay as I have been catching up on communications from April and May.

I can advise that at this time, the LHA have advised that they object to the proposal. Please see their response attached for reference.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 14 April 2026 3:38 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: S73 - 26/00097/CONDIT

Hi Ashleigh,

Hope you are well?

Appreciate there was a delay response from the LHA, I was just wondering if you had an update for me on this please?

Thanks!

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands
Penman House | 1 Penman Way |
Grove Park | Enderby | Leicester |
LE19 1SY



From: Lewis Monksfield
Sent: 27 March 2026 10:55
To: 'Ashleigh Gade' <Ashleigh.Gade@hinckley-bosworth.gov.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: S73 - 26/00097/CONDIT

Morning Ashleigh,

That is correct yeah, I appreciate there is a time period for response. Just wanted to get ahead and see if there was any progress already – look forward to hearing from you.

Have a good weekend 😊

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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Penman House | 1 Penman Way |
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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 26 March 2026 15:04
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>; Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Subject: Re: 25/01226/DISCON Waste and Recycling (Condition 6)

NOTE: Email originated outside of Vistry Group.

Hi Lewis,

If I am correct in assuming the S73 you refer to below is 26/00097/CONDIT then at this time I am awaiting a slightly delayed consultation response from the LHA.

I will can advise further once that has been received.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: Thursday, March 26, 2026 2:05 PM
To: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>; Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Hi Lewis

It is with Ashleigh Gade (whom I have copied in).

She would have had to wait until the 21 day consultation was up before she looks at it, so it depends if the LHA have responded as yet

@Ashleigh Gade please let me know if you need any assistance in this application as I've had a lot of involvement .

@Lewis Monksfield I am a little busy as I have been on leave and it's also very busy as you know so will look at your other request as soon as I can

Lesley Keal

Compliance & Monitoring Officer

Hinckley & Bosworth Borough Council

planning@hinckley-bosworth.gov.uk

Hinckley Hub,

Rugby Road, Hinckley,

Leics LE10 0FR

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The above email provides initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application. The views are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties and are given in the absence of any review by the relevant senior sign-off officer.

From: Lewis Monksfield <Lewis.Monksfield@vistry.co.uk>
Sent: 26 March 2026 09:25
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Morning Lesley,

Any update on the planning condition following submission of the mark up? Secondly, wouldn't suppose you know who the designated consultee who is looking at our S73? I am hoping to have an update since it was submitted some time ago.

Also, have you got any responses from the following conditions we are waiting for;

19	Prior to commencement of development a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). There shall be no more than 1 lux of light spill onto bat foraging corridors. The lighting shall be installed, maintained and operated in accordance with the approved details. Reason: To protect the appearance of the area, the environment and local residents from nuisance from artificial light in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

24	No development shall take place until a scheme for the treatment of the Public Rights of Way (T93, T94 and U28) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Reason: In the interests of amenity, safety and security of users of the Public Right of Way in accordance with the National Planning Policy Framework (2021).

Thank you.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands

Penman House | 1 Penman Way |

Grove Park | Enderby | Leicester |

LE19 1SY

Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

Part of the Vistry Group

From: Lewis Monksfield
Sent: 19 March 2026 10:33

To: 'Lesley Keal' <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Morning Lesley,

Further to our conversation yesterday, please find attached – thanks!

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands

Penman House | 1 Penman Way |

Grove Park | Enderby | Leicester |

LE19 1SY



From: Lewis Monksfield
Sent: 17 March 2026 16:34
To: 'Lesley Keal' <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Good Afternoon Lesley,

Thank you for the below, in regards to your two points raised; I can confirm the shared roads have been designed and be built to a sufficient standard for the usage and loading of a refuse vehicle as per the approved planning drawings. As for parking restrictions, each plot is allocated parking spaces but to avoid the any doubt we can install posts/signage at the turning heads in question.

I trust the above is okay and look forward to hearing from you.

Thanks.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands

Penman House | 1 Penman Way |

Grove Park | Enderby | Leicester |

LE19 1SY



From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 17 March 2026 08:16

To: Lewis Monksfield <lewis.monksfield@vistry.co.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

NOTE: Email originated outside of Vistry Group.

Morning Lewis

The Waste Team have come back to me and are asking for you to provide satisfactory information that these roads you are expecting them to drive down are built to an adoptable standard and that parking restrictions are in place at the turning points to ensure they will always be clear for access

Without these in place they are unable to accept the proposal. If cars are parked in these turning points they are unable to collect the waste, if the roads are not to an adoptable standard case can be made against the BC for using the road with large vehicles which overtime can deteriorate.

These are the problems they face and sometimes cannot collect the waste due to access issues where they have to re-try and this is not always possible.

It's an ongoing issue that yourself or anyone else would not know to think or be aware, however to the Waste Service they come across it all the time so want to minimise any forthcoming issues on the new developments.

Are you able to provide details to satisfy the Waste Team ?

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Tel: 01455 255905

Email: Lesley.keal@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk
Hinckley Hub, Rugby Road, Hinckley,
Leics LE10 0FR



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The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application. The views are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents

and other interested parties and are given in the absence of any review by the relevant senior sign-off officer.

From: Lewis Monksfield <lewis.monksfield@vistry.co.uk>
Sent: 04 March 2026 15:07
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Hi Lesley,

As requested, please find attached our S38 drawing indicating the adopted roads. Please let me know if you require anything else and look forward to hearing back from you.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

Vistry South East Midlands

Penman House | 1 Penman Way |

Grove Park | Enderby | Leicester |

LE19 1SY

Bovis Homes Linden HOMES COUNTRYSIDE Homes Countryside Partnerships

Part of the Vistry Group

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 04 March 2026 11:58
To: Lewis Monksfield <lewis.monksfield@vistry.co.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

NOTE: Email originated outside of Vistry Group.

Thank you Lewis

From looking at the REM , this was always going to become an issue. Our Waste Team will not travel down unadopted roads whether there is sufficient turning or not , it is the adopted area that is of concern.

Do you have the S38 plan which shows what is to be adopted by the LHA as the plan originally submitted has a lot of grey “shades! So it is difficult to see what is actually being adopted, which are surfaced to an adoptable standard but are shared surfaces.

The problem the waste team have if during collections they damage a kerb or the surfacing they then become liable on shared surfaces.

I have sent the details over to them as I know a “best layout” was sourced during the REM and so that there were acceptable turning heads but still leaves the condition on the outline to be discharged.

Any additional plans would be appreciated outlining the adopted ones

Thanks Lewis

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Tel: 01455 255905

Email: Lesley.keal@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk
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and other interested parties and are given in the absence of any review by the relevant senior sign-off officer.

From: Lewis Monksfield <lewis.monksfield@vistry.co.uk>
Sent: 27 February 2026 11:20
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: RE: 25/01226/DISCON Waste and Recycling (Condition 6)

Hi Lesley,

Thank you for your comments, please note the submitted 'external works' drawing that was submitted showing the bin locations is in line with the approved planning drawing – C253-0203-P08. I have attached both the original as well as what was submitted and highlighted where the locations are reflective to one another.

As for the second point regarding no BCP allowance for the stated plots, this would have been taken into consideration whilst through planning as per the submitted plans. I have looked at our refuse tracking drawing and indicates the reason none are shown in these areas is because the refuse lorry can go down and manoeuvre down the road. Please refer to the submitted plans & attached as part of the RM approval.

6	1	C253 0221-P05 B1 OP - Plans and Elevations C253 0222-P04 B1 Semi A- Plans and Elevations C253 0223-P04 B3 Semi - Plans and Elevations C253 0224-P03 B3 Semi A - Plans and Elevations C253 0225-P04 B3 Semi B - Plans and Elevations C253 0226-P04 B3 Terrace - Plans and Elevations C253 0227-P04 B5 Semi - Plans and ElevationsC253 0228-P03 B5 Semi A - Plans and Elevations C253 0229-P03 B5 Semi B - Plans and Elevations C253 0230-P05 B5 Semi C - Plans and Elevations C253 0233-P04 Curlew Semi - Plans and Elevations C253 0234-P06 Jackdaw Semi - Plans and Elevations C253 0235-P05 Jackdaw Kingfisher Semi - Plans and Elevations C253 0236-P05 Jackdaw Kingfisher A Semi - Render - Plans and Elevations C253 0237-P04 Jackdaw Kingfisher Semi Op Semi - Plans and Elevations C253 0238-P04 Jackdaw Kingfisher A Op Semi - Render - Plans and Elevations C253 0240-P04 Plover - Plans and ElevationsC253 0241-P04 Plover A - Plans and Elevations C253 0242-P04 Plover OP - Plans and Elevations C253 0243-P04 Plover A OP - Plans and ElevationsC253 0244-P02 Dahlia Semi - Plans and ElevationsC253 0245-P02 Dahlia Semi A Plans and ElevationsC253 0246-P03 Jackdaw Semi B - Plans and ElevationsC253 0247-P02 B3 Semi C - Plans and ElevationsC253 0248-P02 B5 Semi D - Plans and ElevationsC253 0250-P02 Single Garage - Plans and ElevationsC253 0251-P01 Kingfisher A - Plans and ElevationsC253 0252-P02 Jackdaw 3 Terrace - Plans and ElevationsC253 0254-P01 Kingfisher A OP - Plans and ElevationsC253 0255-P02 B3 Semi D - Plans and ElevationsC253 0256-P02 Jackdaw Semi C - Plans and Elevations24000-102C Drainage Strategy-1 of 224000-103B Drainage Strategy-2 of 2 24000-190 S184 Detail Plan 24000-200C Refuse Tracking (1 of 2) 24000-201C Refuse Tracking (2 of 2)24000-202A Visibility Splays (1 of 2) 24000-203A Visibility Splays (2 of 2) 4519_14A LEMP 4519_12 Update eco assessment 4519_13_Reptile Mitigation Strategy 4519_15_Badger Mitigation Strategy Existing Ditch Drainage Note - Leicester Rd Earl Shilton V2

Thank you, please let me know if you need anything else.

Lewis Creed
Assistant Technical Co-Ordinator

Mobile: 07929 738214

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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 27 February 2026 10:46
To: Lewis Monksfield <lewis.monksfield@vistry.co.uk>
Subject: 25/01226/DISCON Waste and Recycling (Condition 6)

NOTE: Email originated outside of Vistry Group.

Hi Lewis

After sending a reminder to Waste Team I have received the following comments:

- I cannot see any BCP for four of the private road/shared driveways, they are located on one of the original plans – C253-BRP-00-00-DR-A-0209-P03 (not submitted with the DoC application) , whilst being quite a distance from the highway this did show the BCP.

- There are BCP for properties, 14-20, 65-68, 80-86 and 112-140

    - Two of these, 14-20 and 112-140 have an unacceptable walking distance for the crews to drag all the bins up to the highway for servicing, which does not meet with our policy.

Please can you address the points raised (submit plan to show private / shared driveway BCPS as per drawing 0209 P03) and address the drag distance for the plots that are identified as being too far.

Any queries please let me know

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Tel: 01455 255905

Email: Lesley.keal@hinckley-bosworth.gov.uk

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