

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 02 June 2026 12:55:51 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL
Attachments: 14109 - 2D - Hammonds Way Hinckley.pdf, 071676 Hammonds Way Hinckley
Drainage Report.pdf
Categories: Yasmin

Good afternoon,

Please could the email below and the attachments be uploaded to the above referenced application folder and the LLFA be reconsulted?

Thank you
Laura

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.

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141

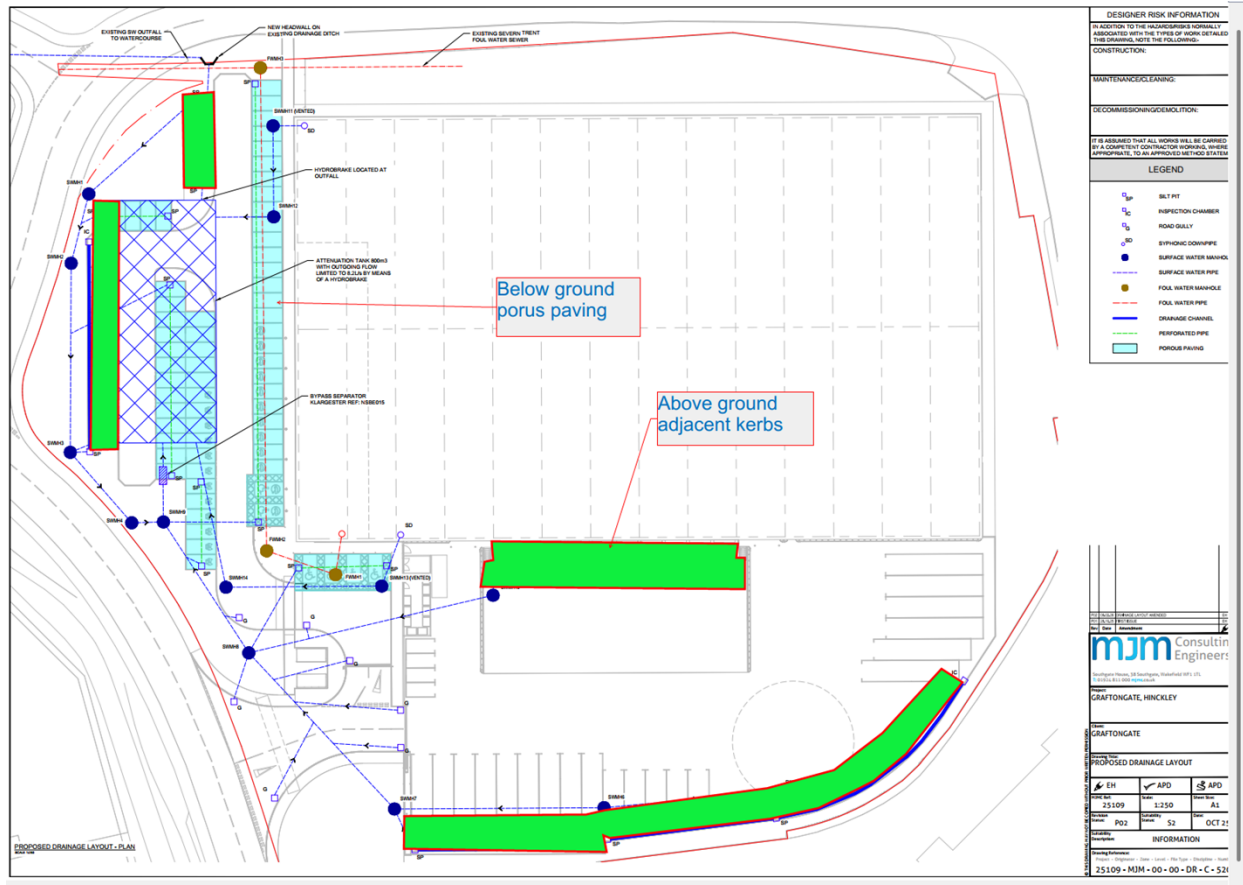
Email: laura.ashton@hinckley-bosworth.gov.uk

From: Amy Wilkie <amy.wilkie@quod.com>
Sent: 28 May 2026 15:22
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Hannah Swainston <hannah.swainston@quod.com>; James Guthrie <James.Guthrie@quod.com>
Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

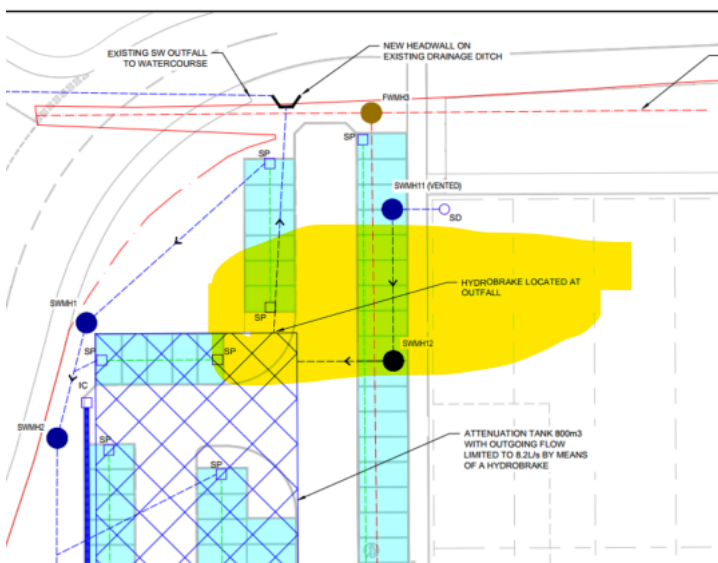
Hi Laura,

Please find attached our response to the LCC Drainage Comments, Please find necessary documents attached and comments below in red.

- Drainage Strategy identifying the location of 1 in 100 year + 40% storage area. The 1:30 yr + 40 % required storage volume = 800m³. The 1:100 yr + 40 % required storage volume = 1197m³. As such, the volume of water to be temporarily stored (above the 800mm³ tank volume) will be stored below ground in the porous paving zones and above ground adjacent kerbs in the areas marked below :-



- Drainage strategy updated to show location of the Hydrobrake. This is indicated on the MJM drainage GA – appendix 'F' of the FRA. Located on the outgoing pipe.



- Information indicating the ditch-course around the Site and how it is connected to the wider network. The ditch is recorded on the topo survey – see attached. The CCTV drainage survey within appendix 'I' of the FRA shows the link between the ditch and watercourse (also attached)

for ease of reference). The below is an extract taken from the CCTV survey proving the link between the ditch and watercourse.



- Confirmation that the point of discharge is within land under developer control, or 3rd party approval for connection. The proposed new headwall into the existing ditch will be located on the development side of the red line boundary.
- Maintenance access strips clearly marked on drainage plans for any ditch-courses. The existing drainage ditch-course is beyond the site boundary, as such – access to the existing drainage ditch-course can be made directly from the public highway (Nutts Lane). Any access requirements for maintenance can be made at any point along Nutts Lane.
- Information indicating how Standard 2 of the NSS is being met for all impermeable areas. Car parking areas drain through porous paving before entering the below ground SW network. Service yard drainage passes through drainage channels and silt pits before entering the below ground SW network. The roof drainage, car parking drainage and service yard SW drainage all enter the below ground attenuation tank. The car parking and service yard drainage passes through a fuel

separator before entering the attenuation tank. The attenuation tank will store the SW and release to the existing ditch in a controlled manner when flows exceed.

Please can you ensure that the attached documents and comments above are uploaded onto the HBBC Portal and issued to the LCC Drainage Officer as soon as possible for re-consultation.

Let us know if you have any questions or require any clarification on the above.

Kind Regards,

Amy



Amy Wilkie
Planner
07802 431 808
www.quod.com

From: Amy Wilkie
Sent: 28 May 2026 12:02
To: 'Laura Ashton' <laura.ashton@hinckley-bosworth.gov.uk>
Cc: Hannah Swainston <hannah.swainston@quod.com>; James Guthrie <James.Guthrie@quod.com>
Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL
Importance: High

Hi Laura,

Further to my email yesterday, please find attached our response to National Highways attached. Please can you ensure that this is uploaded to the system and consultations are sent out as soon as possible today to avoid any further delays.

Could you also please confirm whether the LCC Drainage response is the only outstanding comment remaining to be addressed?

Kind Regards,

Amy

From: Amy Wilkie
Sent: 27 May 2026 09:05
To: Laura Ashton <laura.ashton@hinckley-bosworth.gov.uk>
Cc: Hannah Swainston <hannah.swainston@quod.com>; James Guthrie <James.Guthrie@quod.com>
Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Good Morning Laura,

Could you confirm which comments are still outstanding and when these are expected to be received? Other than Drainage and Highways have all other comments now been satisfied?

Kind Regards,

Amy

From: Amy Wilkie
Sent: 22 May 2026 09:43
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: James Guthrie <James.Guthrie@quod.com>; Hannah Swainston <hannah.swainston@quod.com>
Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

Good Morning Laura,

We have noticed that updated comments have now been received from both the LLFA and Waste Management. Whilst Waste Management have not raised any objection, the LLFA have requested further information.

We have sent the LLFA comments to our project team to review and will provide a response as soon as possible.

In terms of the remaining consultation responses, can you please confirm which comments are still outstanding and when these are expected to be received?

Kind Regards,

Amy

From: Hannah Swainston <hannah.swainston@quod.com>
Sent: 18 May 2026 15:39
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>; Amy Wilkie <amy.wilkie@quod.com>
Cc: James Guthrie <James.Guthrie@quod.com>
Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

Afternoon Laura,

That's great, thanks for the update on consultees and all noted on the 12th June deadline for your report in order to hit the 30th June committee. We can confirm agreement to the EOT until 3rd July.

Separately, we have reviewed the suggested conditions from Environmental Health and are in agreement with these. We just propose some minor tweaks to the proposed noise condition with our suggested updated wording below, please could you review and confirm your agreement with this?

"Prior to the installation of any external plant or equipment on-site or internal plant or equipment with a sound power level that exceeds 73 dB(A), a BS 4142:2014+A1:2019 noise impact assessment shall be submitted for approval to the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019. The noise rating levels shall be determined at the worst affected existing residential property and should include the provision to be made for the control of noise arising from the development use where adverse impacts are predicted. The development shall be operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority."

Thank you
Hannah



Hannah Swainston
Associate
07394 568 307
www.quod.com

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 18 May 2026 09:00
To: Amy Wilkie <amy.wilkie@quod.com>
Cc: James Guthrie <James.Guthrie@quod.com>; Hannah Swainston <hannah.swainston@quod.com>
Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

Dear Amy/Hannah,

Thank you for the note below. It is helpful to see the points set out. Also, thank you for clarifying your position with National Highways. I will await receipt of your response to their comments.

I have been doing a bit of forensic unpicking of our consultation process, having been made aware of the earlier system problems. I am confident now that each outstanding consultee has everything they need and I should receive their responses over the next couple of weeks – if not sooner.

As you are aware we have missed the committee report deadline for the 2nd June committee, with reports being published next week.

I would like to target to 30th June committee in earnest. Would your client kindly agree to an EOT until the 3rd July to cover the late June committee and any post committee admin actions? Please be aware that my report will need to be finalised by the 12th June in order to proceed to this committee.

Kind Regards
Laura

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Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141
Email: laura.ashton@hinckley-bosworth.gov.uk

From: Amy Wilkie <amy.wilkie@quod.com>

Sent: 15 May 2026 14:56

To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Cc: James Guthrie <James.Guthrie@quod.com>; Hannah Swainston <hannah.swainston@quod.com>

Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

Hi Laura,

As discussed during our catch up on the 1st of May 2026, please find below a summary of design changes that have taken place since the pre-application meeting in May 2025.

- A comprehensive landscaping scheme has been introduced to enhance the existing boundary treatment and soften the visual impact of development along Nutts Lane, the southern elevation and the site entrance.
- The landscape proposals have been updated to demonstrate the retention and enhancement of existing ecological features across the site.
- The service yard layout has been re-designed to accommodate parking provision required for the proposed B2 use.
- The existing fencing along Nutts Lane has been removed and replaced with a new 2.4m high black Paladin fence.
- The office accommodation has been enlarged to increase the proportion of office floorspace within the building, and the internal layout has been revised to provide a more prominent reception area incorporating a feature staircase and larger double height entrance space.
- The roof design has been amended to incorporate a hipped roof form together with dedicated areas for renewable solar panels.
- The south elevation and south-east corner treatment have been redesigned to introduce a gold feature frame, vertical brise soleil elements, and an integrated entrance canopy to improve the architectural quality of the building.
- The previously proposed curved eaves overhang has been removed and the overall building profile reduced to soften the visual prominence of the development.
- The roof arrangement has been amended to include two hips to each bay, reducing the eaves height along the north and south elevations.
- The building height has been reduced, with the ridge height lowered to 16.3m, the top of eaves reduced to 14.5m, and the underside of haunch level reduced to 12.5m.

In terms of the pinch point to the north-east corner of the site, the current footpath width of approximately 1.2m is considered sufficient to accommodate hedge planting. However, if required, the path could be chamfered to increase the landscaped area to approximately 2m in width. The existing verge in this location is approximately 4.5m wide.

We trust this covers everything you requested to assist in finalising the report but if there is anything else we can support with, do let us know.

We would be grateful if you could also provide an update on the outstanding responses we are waiting on from LCC Highways, the LLFA, HBBC Drainage and Ecology.

Kind Regards,

Amy



Amy Wilkie
Planner
07802 431 808
www.quod.com

From: Hannah Swainston <hannah.swainston@quod.com>

Sent: 13 May 2026 16:24

To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>; Amy Wilkie <amy.wilkie@quod.com>

Cc: James Guthrie <James.Guthrie@quod.com>

Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

Hi Laura

Thanks for sharing this with us.

The response from Thomas is correct, the information previously submitted was to address comments from Leicestershire County Council and not National Highways.

As you know, the first time we received the comments from National Highways was on the 1st May 2026. We are reviewing with the team and carrying out the additional survey work requested. We are pushing to respond as soon as possible will keep you in the loop on our timescales.

We have not received updated responses from ecology, the LLFA or HBBC Drainage or LCC Highways. Please can you follow up on these to confirm comments are addressed or share with us if already received?

Kind regards,
Hannah



Hannah Swainston

Associate
hannah.swainston@quod.com

Mobile: [07394 568 307](tel:07394568307)

www.quod.com

21 Soho Square
London

W1D 3QP

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Sent: 11 May 2026 15:55

To: Hannah Swainston <hannah.swainston@quod.com>; Amy Wilkie <amy.wilkie@quod.com>

Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Dear Hannah and Amy,

I have received a holding response from National Highways – please see below and attached.

I am afraid that they still require extra information.

It was brought to my attention last week that there has been a period of time where items that were uploaded to our system for consultation were not successfully added and so if you think there is anything that you have provided that is missing then please let me know.

Kind Regards
Laura

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Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141
Email: laura.ashton@hinckley-bosworth.gov.uk
T

From: Thomas Hewitt <Thomas.Hewitt@nationalhighways.co.uk>
Sent: 11 May 2026 11:18
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Ijas Muhammed <ijas.muhammed@nationalhighways.co.uk>
Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Hi Laura,

I've had a further read of the attached information and this is addressing comments made by Leicestershire County Council Not National Highways.

In light of this our comments have still not been met, and our latest response remains the same. (See attached)

Kind Regards,

Thomas Hewitt
Assistant Spatial Planner
Operations Directorate
National Highways | Three SnowHill | Snow Hill Queensway | Birmingham | B4 6GA
Mob: +44 (0) 7543 800210
Web: www.nationalhighways.co.uk



From: Thomas Hewitt <Thomas.Hewitt@nationalhighways.co.uk>
Sent: 06 May 2026 13:38
To: Laura Ashton <laura.ashton@hinckley-bosworth.gov.uk>
Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Hi Laura,

Thank you for your email.

I can confirm that the attached documents were not taken into account in my latest response for this application.

This information is currently being looked at by our modelling department and we will have a response to you by 3 weeks.

Sorry for any inconvenience any questions please get in touch.

Kind Regards,

Thomas Hewitt
Assistant Spatial Planner
Operations Directorate

National Highways | Three Snow Hill | Snow Hill Queensway | Birmingham | B4 6GA

Mob: +44 (0) 7543 800210

Web: www.nationalhighways.co.uk



-----Original Message-----

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 29 April 2026 10:42

To: Thomas Hewitt <Thomas.Hewitt@nationalhighways.co.uk>

Subject: RE: Planning Application Consultation for National Highways ref 25/01192/FUL

[You don't often get email from laura.ashton@hinckley-bosworth.gov.uk. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Thomas,

Thank you for your response dated 22nd April. Please could I check, did you take account of the attached documents? They were uploaded to the system but I am not sure if they were available to you?

Thank you
Laura

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Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant - Development Management Hinckley and Bosworth Borough Council

Tel: 01455 238141

Email: laura.ashton@hinckley-bosworth.gov.uk

-----Original Message-----

From: Thomas Hewitt <Thomas.Hewitt@nationalhighways.co.uk>

Sent: 02 January 2026 10:16

To: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Cc: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>; Adrian Chadha

<Adrian.Chadha@nationalhighways.co.uk>; Patrick Thomas

<Patrick.Thomas@nationalhighways.co.uk>; Ijas Muhammed

<ijas.muhammed@nationalhighways.co.uk>

Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Dear Laura,

I hope you are well.

Regarding this application is it possible to have an extension until 26th January 2026?
This is due to a shortage of planners over the Christmas period.

If this is not possible or an alternative would be more suitable, please let me know.

Kind Regards,

Thomas Hewitt (AMCIHT)

Assistant Spatial Planner

Operations Directorate

National Highways | Three SnowHill | Snow Hill Queensway | Birmingham | B4 6GA

Mob: +44 (0) 7543 800210

Web:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.nationalhighways.co.uk%2F&data=05%7C02%7CThomas.Hewitt%40nationalhighways.co.uk%7C4ddd068de72248710b1808dea5d3925c%7C29509fb27faf4f8bb7a232f96ec5de6c%7C0%7C0%7C639130525603569025%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpCjlsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uG9fSIHrSc8fpFiC4VSiituHHEIfg1WJn1zAgG7s6ug%3D&reserved=0>

-----Original Message-----

From: Planning M <PlanningM@nationalhighways.co.uk>

Sent: 22 December 2025 10:27

To: Ijas Muhammed <ijas.muhammed@nationalhighways.co.uk>; Patrick Thomas <Patrick.Thomas@nationalhighways.co.uk>; Thomas Hewitt <Thomas.Hewitt@nationalhighways.co.uk>

Cc: Planning M <PlanningM@nationalhighways.co.uk>; Adrian Chadha <Adrian.Chadha@nationalhighways.co.uk>

Subject: FW: Planning Application Consultation for National Highways ref 25/01192/FUL

Good morning Ijas, Patrick, Tom

We have received the attached planning application from Hinkley & Bosworth Council concerning

25/01192/FUL

DESCRIPTION : Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

LOCATION : E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT
GRID REF : E : 441067 N : 292674

The application and supporting documents are now available on the councils website, please see below link

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpa.hinckley-bosworth.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3DexternalDocuments%26keyVal%3DT76084IIK6L00&data=05%7C02%7CThomas.Hewitt%40nationalhighways.co.uk%7C4ddd068de72248710b1808dea5d3925c%7C29509fb27faf4f8bb7a232f96ec5de6c%7C0%7C0%7C639130525603601814%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=loZWfjk%2FSZO1paCKUVxRpvfZrrcne%2F11ebAEK75NE%2Bs%3D&reserved=0>

Please see below questions:

* Consultation Type (Advert / Appeal / Discharge of conditions / DCO / EIA screening or scoping / Formal application / Local Plan / Non-material amendment / Pre-app / Reserved matters / Other)

* If Formal application, type of application: Full application / Hybrid / Outline / Prior Approval / Variation of Conditions / Other

* If Formal application, type of development: Residential / Retail / Office or industrial / Education / Mixed use / Infrastructure / Minerals & Waste / Other (can choose more than one)

* Whether it is to be handled in-house

* Whether a transport assessment is required

* Which Spatial Planner it should be logged to

* Route

* Mitigation works on the SRN

* Jobs Created

* Number of Homes

Regards,

Donna

-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>

Sent: 22 December 2025 09:45

To: Planning M <planningm@nationalhighways.co.uk>

Subject: Planning Application Consultation for National Highways ref 25/01192/FUL

Please see attached consultation document from Hinckley & Bosworth Borough Council.

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Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

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