

From: Tom Beavin <tom.beavin@twbplanning.co.uk>
Sent: 22 May 2026 23:37:52 UTC+01:00
To: "Alex Jelley" <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: Re: Response To Application Number 26/00113/REM at Land West Of Workhouse Lane Burbage Leicestershire
Attachments: P25-2857_EN_0002_S1_REV A - Detailed Soft Landscape Proposals.pdf, P25-2857_EN_0002_S2_REV A - Detailed Soft Landscape Proposals.pdf, P25-2857_EN_0002_S3_REV A - Detailed Soft Landscape Composite Plan.pdf, R001V2 EN Implementation Guidelines.pdf, P25-2857_DE_004-01 Materials Distribution Plan.pdf, P25-2857_DE_004-02 Enclosures Plan.pdf, P25-2857_DE_004-03 Storey Heights Plan.pdf, P25-2857_DE_004-04 Car Parking & Storage Plan.pdf, P25-2857_DE_004-05 Refuse Strategy Layout.pdf, P25-2857_DE_004-06 Tenure Plan.pdf, P25-2857_DE_004-07 Garden Areas Layout.pdf, P25-2857_DE_004-08 Surface Materials Plan.pdf, PP25-2857_DE_02 H Planning Layout.pdf, Workhouse Lane Burbage RM submitted drawings list 22.05.2026.pdf

Hi Alex / Louise,

I hope you are doing well.

Please find attached updated plans addressing some of the landscaping and highway adoption points together with an updated drawing and docs list.

We will forward the updated ecology reports along with the missing data shortly, as I understand the additional surveys are nearing completion. Further materials detail is also being finalised and will follow (although amended materials plans are attached here, this is to take account of the layout changes, these will see the extra detail added re bricks/ tile detail and a new revision added.) I am also awaiting info re play equipment.

Amendments attached for highways include:

- * Potential future access denoted
- * Forward vis opposite plot 15 added – 17m forward vis
- * Bend widening added opposite plot 15
- * Bend widening added opposite plot 38
- * Tactile crossing points added

The forward vis opposite plot 15 has been drawn at 17m in accordance with LHDG likely speed of 15mph because of the ramp.

The junction and turning head radii already accord with the LHDG.

We believe these amends address the comments raised and mean that the roads are now suitable for adoption.

On the Landscaping points Open Space and Monitoring Officer points

Consideration was given in drawing up the scheme for a potential pedestrian link but this can't be provided through to Frezenberg Close and Jubilee Square due to the surface water cut off trench along the boundary and land ownership issues. Having also looked at this in detail it is not apparent to me how there is any real benefit of providing a link in any event as this doesn't appear to make the route any shorter once you have worked your way through the existing estate than walking along Workhouse Lane would be.

The sheds will be timber. (This will also be noted on the materials plan in due course).

Please can you confirm receipt of the attached.

Many thanks

Regards

Tom Beavin

TWB Town Planning Consultants Ltd
Mobile – 07796 691941
tom.beavin@twbplanning.co.uk



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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Friday, May 8, 2026 11:07 AM

To: Tom Beavin <tom.beavin@twbplanning.co.uk>

Subject: FW: Response To Application Number 26/00113/REM at Land West Of Workhouse Lane
Burbage Leicestershire

Hi Tom,

Hope you are well? Please see comments from the LHA. Is it the intention for the roads to be adopted for this site?

Kind Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant

Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>

Sent: 08 May 2026 10:28

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; PF - Planning <planningapplications@hinckley-bosworth.gov.uk>

Cc: barry.walker@leics.gov.uk

Subject: Response To Application Number 26/00113/REM at Land West Of Workhouse Lane Burbage Leicestershire

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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