

From: Gabe Knight <Gabe.Knight@bloorhomes.com>
Sent: 14 July 2026 12:04:39 UTC+01:00
To: "Lesley Keal" <Lesley.Keal@hinckley-bosworth.gov.uk>
Cc: "Jack Evans" <Jack.Evans@bloorhomes.com>; "Geoff Hibbert" <Geoff.Hibbert@bloorhomes.com>
Subject: RE: Bloor Homes - Hinckley Phase 7 - 26/00002/DISCON
Attachments: EM136-SL-001A (Waste Managment Plan).pdf

Hi Lesley,

Thank you for the feedback.

I have been through and checked over the plans amending where needed.

The only comments I have now are that plots 261 to 266 are actually on a private drive which is why we need the bcp.

All BCP's and BSP's have knee rail around them and will have hedging.

Regarding plot 300 to 303 and your concerns with the 1m clearance we have that as the dashed line which is the 1m grass verge which you had asked for previously on the PROW plans. Therefore, we won't cross into that so will always maintain 1m clear area.

The length of 304 to 306 is to maintain the 1m gap so this cannot be changed.

All other comments from yourself have been implemented.

Any issues do let me know.

Kind Regards,

Gabe Knight
Architectural Technician

Bloor Homes East Midlands
First Floor, 1 Wheatfield Way, Hinckley, Leicestershire, LE10 1YG

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Email: Gabe.Knight@bloorhomes.com



From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 13 July 2026 16:43
To: Gabe Knight <Gabe.Knight@bloorhomes.com>
Cc: Jack Evans <Jack.Evans@bloorhomes.com>; Geoff Hibbert <Geoff.Hibbert@bloorhomes.com>
Subject: RE: Bloor Homes - Hinckley Phase 7 - 26/00002/DISCON
Importance: High

Hi Gabe

I have received some comments which I will share with you, however firstly on review of the revised plan myself I have great concerns about the proposed waste collection and storage for this site due to the layout and the multiple roads not being adoptable. These are as follows:

- Bin storage points are suitable for residents that do not have access to an outdoor space on their property not housing developments
- Bin storage points can attract anti-social behaviour / neighbour disputes (residents using other persons bins or leaving large items in these areas without any control)
- Bin storage in double rows makes it hard to access the bin to the rear – also could cause unnecessary anti-social behaviour
- Bin Storage is inconvenient to residents and therefore future residents should be pre-warned
- BSP's and BCP's both take up valuable open space areas
- PRow requires 1m either side to be clear
- Multiple bins permanently in one area are considered an eyesore
- Where will the food caddies be stored – this would create further eyesore with larger areas to be provided
- Garden Waste is an additional service which residents choose to sign up to or not. This results in either travelling to put garden waste at the bin storage point or bringing bins to their individual houses, some residents may not pay for a garden waste service and use other residents' bins that have signed up. Potential issues with neighbour disputes / anti-social behaviour

I understand that some of the above is of no concern to Bloor Homes, as once the property has been purchased it will not be Bloor Homes responsibility to resolve, however whilst we cannot control antisocial behaviour / neighbour disputes we can try to ensure that schemes are less likely to cause unnecessary issues in the future.

Waste Comments:

Bin Storage Points – storage points for bins are only suitable for residents that do not have access to an outdoor space for them on their property such as flats/apartments. Is there sufficient space for collection of bins and food waste caddies to each of the BCP's

Having spoken to my planning manager it has been agreed that as the layout has been approved, we have no alternative but to accept bin storage points on this occasion, however this needs to be mitigated adequately for the proposed waste and recycling scheme to be acceptable for discharge. Please see comments below (it may look a lot but its not just a lot of words which require tweaks to the plan):

- Some BCP's have been labelled as BSP's – please review and change
- Ensure that only those plots that cannot put their bins on the adopted highway area allocated BCP's and BSP's

- BCP Plots 261-263 – this should only require BCP for Plot 61 – Plot 63 can put on the adopted boundary and Plot 62 if put outside their driveway should meet the requirement for our waste collections team
- BCP for plots 264 – 266 – Bin Collection Points are not required for properties that are adjacent to the adopted highway as shown on the plan
- All BCP's and BSP's should have hard boundary treatment and hedges to be kept at a minimum height (details to be submitted of the planting and hard boundary treatment)
- BCP 381-384 – Plots 383 and 384 should be able to present their bins on the adopted highway boundary on bin collection days
- BCP Plots 364-366 – Plot 364 should present their bins on the adopted highway boundary
- BSP Plots 347-330 – should be BCP as this is at the collection point. Plot 347 can be removed from the location as they do not need a collection point as they can present on the adopted highway (they also have a BSP in the garden shown)
- BCP Plots 316-320 – plot 316 needs to be removed as they can present at the adopted highway boundary
- BCP Plots 304-309 – I think both 308 and 309 can also present at the adopted highway and be removed from the BCP
- BSP Plots 300-303 – concerns with 1m clear buffer to the PRow - how do you propose an alternative
- BSP Plots 304-306 – the length of the area r
- BSP 300-304 – plot 304 is on the opposite side – should say BCP for Plots 298-303
- BSP 304-306 – would be preferable to have bins 2 deep instead of in a long line, however there are concerns with the 1m buffer either side of the PRow as it stands - how can you propose an alternative

You will see from the comments above that where possible bins should be collected from the adopted highway boundary and there are a few plots that have been included in the BCP's which do not need to be , which is accommodating space that is not necessary, although adequate space on the BCP's should be provided for those wanting to use the food waste caddies.

We also require hard boundary and hedges to all of the BCP's and BSP's, due to the amount there is , it is important to the street scene appearance that they are mitigated with appropriate boundary treatment both hard and soft (soft landscaping alone will not be sufficient to contain the bins as the soft landscaping will need to be established before being a robust boundary treatment).

I would reiterate that, although the proposed bin storage arrangements have been accepted in this instance, this decision is specific to the circumstances of this particular development and should not be taken as a precedent for any future applications or phases that may propose similar arrangements.

Kind Regards

Lesley Keal

Compliance & Monitoring Officer

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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: Gabe Knight <Gabe.Knight@bloorhomes.com>

Sent: 07 July 2026 08:19

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Cc: Jack Evans <Jack.Evans@bloorhomes.com>; Geoff Hibbert
<Geoff.Hibbert@bloorhomes.com>

Subject: Bloor Homes - Hinckley Phase 7 - 26/00002/DISCON

Hi Lesley,

I hope you are well.

Would you be able to update on where the application 26/00002/DISCON is please?

This has been in since the 5th of January so we would be keen to know if it is acceptable or needs changes.

Kind Regards.

Gabe Knight

Architectural Technician

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