

Delegated Report

Planning Ref: 26/00098/OUT
Applicant: Mr C Crumbe
Ward: Barlestone, Nailstone and Osbaston



Site: 75A Newbold Road, Barlestone

Proposal: Outline application for construction of 4 new dwellings (all matters reserved)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report

2. Planning Application Description

2.1. This planning application seeks outline planning permission for the provision of residential development at 75A Newbold Road, Barlestone, with all matters reserved.

2.2. The access, scale, layout, appearance and landscaping of the scheme is reserved for later approval; therefore, the extent of the application is based on the principle of siting 4 new dwellings within the site. Indicatively the site is proposed for 4 two storey detached dwellings, with 4no. bedrooms, associated parking and garden amenity space.

3. Description of the Site and the Surrounding Area

3.1. The application site located on the northern side of Newbold Road, and is located within the settlement boundary of Barlestone. The site measures approximately 0.17 acres and was most recently a residential site, with a single detached bungalow which has been subject to significant fire damage, and as such is currently vacant and derelict.

3.2. The site is located in a residential area, with dwellings located to the west, east and southern boundaries, with agricultural land to the northern boundary, The site benefits from an existing gated access and mature trees to the frontage to the highway.

4. Relevant Planning History

23/00399/DISCON

Application to re-discharge condition 14 (Maintenance of Drainage Scheme) of planning application 19/00496/FUL (re-submission of 20/00406/DISCON)

Not discharged

30.08.2023

20/00406/DISCON

Application to discharge conditions 3 (Materials), 7 (Construction Traffic Management), 8 (Landscaping), 10 (No-dig Construction Method Statement), 12 (Archaeology), 13 (Management of Surface Water during Construction), 14 (Maintenance of Drainage Scheme), 15 (Levels), attached to application permission 19/00496/FUL

Discharged

03.09.2020

19/00496/FUL

Erection of 8 dwellings and associated access

Planning permission

05.02.2020

5. Publicity

5.1 The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity of the site.

5.2 One letter of objection has been received which raised concerns on the following:

- Overbearing impact and loss of light
- Loss of privacy and overlooking
- Out of character with the area
- Noise and disturbance

6. ConsultationEcology

6.1 Holding objection received due to lack of information, details provided within the Ecology section of this report, detailing what is required to be submitted at the Reserved Matters stage.

Highways

6.2 No objection in principle to the development, comments on details to be submitted as part of the Reserved Matters have been included within the Highways section of this report.

Pollution

6.3 No objection to the proposal subject to a condition on the operating hours during the construction phase of the development.

Waste

- 6.4 The Council's Waste Management Officer confirmed that any forthcoming development would need to include an area next to the public highway for the safe placement of various waste and recycling containers on collection day for up to bins per property.

Barlestone Parish Council

- 6.5 No objection to the application.

Drainage

- 6.6 No objection to the application, subject to condition.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone
- Policy 16: Housing Density, Mix and Design

- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3 Barlestone Neighbourhood Development Plan

- Policy H2 – Settlement Boundary
- Policy H6 – Design Standards
- Policy ENV 7 – Notable Trees, Woodland and Hedges
- Policy ENV 8 – Biodiversity and Habitat Connectivity
- Policy ENV 9 – Bat Conservation
- Policy ENV 10 – Rights of Way
- Policy ENV 11 – Flood Risk
- Policy TR1 – Traffic Management
- Policy TR2 – Electric Vehicles

- 7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Principle of development
- Housing land supply
- Impact upon the character of the area
- Design and layout
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Ecology

Principle of Development

8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

8.3 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

8.4 However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

8.5 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). Both the Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF.

8.6 Paragraph 34 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Nevertheless, in accordance with Paragraph 232 of the NPPF, due weight should be given to existing policies according to their degree of consistency with the NPPF.

- 8.7 Paragraph 125(c) of the NPPF confirms that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 8.8 The development is within the identified settlement boundary of Barlestone and therefore the provision of residential uses in this location is considered to be acceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

Housing Land Supply

- 8.9 Chapter 5 of the NPPF requires planning policies and decisions to deliver a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes without unnecessary delay. The overall aim should be to meet an area's identified housing need, including an appropriate mix of housing types for the local community.
- 8.10 Paragraph 73 of the NPPF states that small and medium sized sites, such as windfall sites, can make an important contribution to meeting the housing requirements of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly.
- 8.11 Paragraph 11(d) of the NPPF states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.
- 8.12 The Planning Policy team are currently reviewing the latest revisions to the NPPF within the 2024 version of the document and its implications for the Council's Five-Year Housing Land Supply. A revised position will be published once the monitoring for the 2024/25 year has been completed. It is however likely that, with the revised need figure of 682 dwellings (649dpa + 5% buffer as per Paragraphs 62 and 78(a) of the NPPF), that the Council will be unable to demonstrate a Five-Year Housing Land Supply once the revised position is published.
- 8.13 In light of this, and due to the age of relevant housing policies within the adopted Core Strategy, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered in accordance with Footnote 8 and Paragraph 11 of the NPPF. For decision-taking, Paragraph 11(d) of the NPPF requires planning permission to be granted unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 8.14 Whilst the Council is unable to deliver a five-year supply of land for housing, the benefits associated with the providing four residential properties within this application site is considered to attract limited weight in the planning balance.

Design and Impact upon the Character of the Area

- 8.15 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.16 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.17 The Good Design Guide provides guidance upon how to design an appropriate new residential development. This includes appraising the context, creating appropriate urban structures through blocks, streets, enclosure, open space and landscaping, parking, amenity space and design detailing.
- 8.18 This is an outline application with all matters reserved. Therefore, the detailed layout and appearance considerations are not being assessed at this stage, however, they will form details at the Reserved Matters stage. Based on the description of the planning application, the outline planning permission effectively seeks permission for four residential properties within this site.
- 8.19 The application site is experienced in the context of a residential area to the north of Newbold Road, with a modern housing development to the immediate west of the site. Dwellings are also observed to the east and south of the site, with countryside to the north. Therefore, the use of this site for residential development is not considered to result in any significant adverse impacts to the character of the surrounding area.
- 8.20 It is considered that the scheme can be brought forward in a way that draws inspiration from the character and layout of the surrounding area and complements the local character without resulting in the overdevelopment of the site.
- 8.21 Therefore, at this stage, the principle of four residential units within this site is considered to comply with Policy DM10 of the SADMP, subject to the detailed design of the development.

Impact upon Residential Amenity

- 8.22 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.23 Paragraph 14.2 of the SADMP states that new development should be located and designed in such a way that the amenity of both existing residents and occupiers is fully considered when assessing planning applications.
- 8.24 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.25 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 8.26 A local objection to the residential amenity impacts is acknowledged. Ultimately, as the details of the scale, appearance, or layout of the development have not been confirmed at this stage, it is considered that a suitable proposal can be submitted at Reserved Matters stage. In addition, the Council retains sufficient scrutiny and control at Reserved Matters to ensure that the development has an appropriate relationship with neighbouring residents and does not result in any significant adverse impacts to their residential amenity.

Impact upon Parking Provision and Highway Safety

- 8.27 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.28 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.29 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.

- 8.30 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.31 The Highways Authority have confirmed that they have no objection to the principle of development, however have raised concerns regarding the intensification of the existing access as a 'substandard access' which would not be acceptable in its current form.
- 8.32 Ultimately, as details of access have not been confirmed at this stage, it is considered that a suitable proposal can be submitted at the Reserved Matters stage. The Highways Authority have confirmed that details of the access would need to include the following:
- Move the access towards the west to gain greater visibility and/or
 - Submit a speed survey speed survey to advise the correct visibility splays, and then submit a drawing with visibility splays that accord with Table 6 and Figure 7 - <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/road-layouts-and-design/visibility-splays-and-bend-widening>. The full extents of the visibility splays would need to be shown on a drawing and splays would need to fall fully within land under the Applicants control or the extents of the public highway and not contain any obstructions above 0.6m in height. The tips of the splays may be off set from the edge of the carriageway by 1.0m.
- 8.33 It has also been confirmed that an independent Stage 1 Road Safety Audit, would be required within the subsequent Reserved Matters. It is noted that the relocation of the access may impact on existing trees on site which would need to be considered.
- 8.34 Given the above, it is considered that a scheme for residential development, subject to the detailed matters to come forward at Reserved Matters stage, could be designed such to reduce impact on the local highway network.

Ecology

- 8.35 Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.36 On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

- 8.37 Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:
- a) The need and benefits of the development in that location clearly
 - b) It has been adequately demonstrated that the irreplaceable habitat
 - c) Appropriate compensation measures are provided on site wherever possible and of site where this is not feasible.
- 8.38 If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.
- 8.39 LCC Ecology have been consulted as part of this proposal and have confirmed that they have a current holding objection to the application. The holding objection relates to the requirement of further clarity and lack of information provided as part of this application.
- 8.40 The additional information required relates to the rationale for assessing the current on site buildings as negligible within the Preliminary Roost Assessment. Details relating to tree retention, the protection of protected species and details relating to Biodiversity Net Gain are required. However, as all matters are reserved within this application, details relating to BNG, mitigation measures and specific design features on the proposed dwellings will be provided at the reserved matters stage and/or can be secured by condition.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report

11.2 Conditions and Reasons

1. An application for approval of reserved matters shall be made within two years of the date of this permission and the development shall be begun not later than 18 months from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence, including site clearance or preparation, until details of the layout, scale, appearance, landscaping, and access (hereafter called the reserved matters) have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved reserved matters.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. Notwithstanding the indicative details shown on the submitted plans the development hereby permitted shall only be carried out within the red line shown on the submitted location plan (AVD-NRB-LP01) submitted on 2 February 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site allocations and Development Management Policies Development Plan Document (2016).

4. As part of the submission of the first Reserved Matters application, a full tree survey and arboricultural method statement shall be submitted, detailing the impacts and safeguarding of the established on site trees.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2024), and the safeguarding of on-site ecological features in accordance with policy DM6 of the Site allocations and Development Management Policies Development Plan Document (2016).

5. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and to accord with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

6. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. As part of the submission of the first Reserved Matters application surface water drainage details, incorporating sustainable drainage principles (SuDS) shall be submitted to and approved by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details before the development is completed.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

9. The first Reserved Matters application shall include a scheme that makes adequate provision for waste and recycling storage of containers and collection across the site. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. Thereafter the development shall be implemented in accordance with the approved details and waste and recycling storage and collection facilities shall be implemented prior to the first occupation of the dwelling to which they relate.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990.

10. Notwithstanding the submitted Preliminary Ecological Assessment (PEA) and Biodiversity Net Gain metric and plans, the first Reserved Matters application shall include an updated Biodiversity Net Gain metric with associated plans indicating the habitat areas and an updated Preliminary Ecological Assessment which includes but is not limited to:
 - Further information and rationale for assessing the buildings as having negligible suitability to support bat roosts
 - Further information on external building features to support roosting bats, as well as internal and external photos of all on-site buildings and elevations.
 - Assessment of the trees and consideration of the impact of lighting on bats
 - The Natural England License Number of the licensed individual(s) who conducted the bat survey

- Clarification of the buildings/structures within the site (including a plan) in relation to the bat surveys and PEA
- The methodology for the assessment of the sites potential to support each respective species/species group
- Further information on Invasive Non-Native Species including but not limited to a species list of all plants and INNS recorded within the site, a plan showing location(s) of the INNS and suitable mitigation measures

Reason: In order to protect and enhance the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. No development approved by this permission shall be commenced until a lighting strategy for bats and nocturnal fauna has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. No development approved by this permission shall be commenced until a Precautionary Working Method Statement for Amphibians and Reptiles has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. No development approved by this permission shall be commenced until a Construction Environment Management Plan: Biodiversity has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

15. No development shall commence until an Ecological Enhancement Plan detailing the ecological enhancements and their locations has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect and enhance the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

16. Site preparation and construction shall be limited to the following hours;
Monday - Friday 08:00 - 18:00
Saturday 08:00 - 13:00
No working on Sundays, Public Holidays and Bank Holidays

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant

1. Your attention is drawn to the below note on the mandatory requirements of Biodiversity Net Gain in addition to the conditions listed above.
2. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
3. Development shall not begin until surface water drainage details, incorporating sustainable drainage principles (SuDS) have been submitted to and approved by the Local Planning Authority (LPA) and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Where soakaway drainage is initially proposed, the suitability of the ground strata for infiltration should be ascertained by means of the test described in BRE Digest 365 and the results submitted to the LPA before development is commenced, including calculations of soil infiltration rate and soakaway sizing to accommodate the 1 in 100 year rainfall event plus climate change allowance. If the ground strata proves unsuitable for infiltration alternative SuDS proposals will require the further approval of the LPA before this condition can be discharged.
4. All domestic recycling, garden waste, and refuse collections must take place from the adopted highway boundary in accordance with Hinckley & Bosworth Borough Council's policy. If any part of the new road serving the properties is private/unadopted, you must provide adequate and safe collection point space at the adopted highway boundary for the placement of all containers on collection day. Allow for up to 3 bins per property at one time. Ensure the space is accessible and safe for both residents and collection crews. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are

brought to the designated collection point on collection day. We request that the developer clearly identify on the submitted plan: The adopted highway. any private (unadopted) roads, suitable storage for wheeled bins and containers within the private grounds.