
From: William Marshall <william.marshall@dppukltd.com>
Sent: 13 June 2025 13:59
To: Ben T Dutton
Cc: Ruth Davis; Lesley Keal
Subject: RE: 25/00069/DISCON LHA
Attachments: 24005-BMC-25-XX-DR-C-832 [P01] Rigid Truck Vehicle Tracking.pdf

Hi Ben,

Thank you again for the comments and guidance, it is really helpful in trying to find a quick (and the right) resolution for this one.

I have copied in the planning officer to save me sending two emails.

Regarding your comments, I have attached a tracking drawing for the Main/Thornton/Stanton Lane junction showing a 12m rigid vehicle; this will be the maximum using the temporary access.

I can also confirm that the temp access will be used for approximately 6 weeks, with deliveries occurring 2-3 times per week on average, though this will be slightly higher (3-4) in the first two weeks.

Regarding safety, a banksman will be present on site to ensure safe egress during the usage of the accesses (temporary and the one on Main Street). As the access is set back, my client feels that this is enough but would be happy to agree to signage or any other safety measures.

In terms of the alternative route you mentioned the potential for, my client would avoid going through Thornton for the reasons you have set out and would prefer all deliveries to come from the north. My client is happy to agree to deliveries from 9am to 3pm inclusive to avoid school drop off/pick up times. In the off chance that the route through Stanton-u-Bardon is blocked or impassable, the second preferred route would be that previously flagged via the northwest and the B585. I know that it's been previously said that LCC have had damage to the highway on this route, but it would only be used in exceptional circumstances.

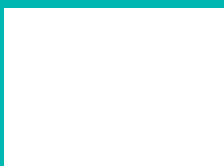
Happy to discuss the above further.

Thanks,

William Marshall - Principal Planner
0792 0579 554
One Park Row, Leeds, LS1 5HN



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From: Ben T Dutton <Ben.Dutton@leics.gov.uk>

Sent: 12 June 2025 12:50

To: William Marshall <william.marshall@dppukltd.com>

Cc: Ruth Davis <Ruth.Davis@leics.gov.uk>

Subject: RE: 25/00069/DISCON LHA

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Hi William, thanks for the information.

In order for us to provide formal advice to the Local Planning Authority, they will need to re-consult us on the revised information.

I note that construction traffic is now proposed to temporarily access the site via an existing access off Thornton Lane as opposed to the main site access. It would be beneficial as part of the additional information to the LPA to clarify how long the temporary access would be used for, the maximum sized vehicle that would use it and the frequencies of deliveries etc.

I know the area well and initially have concerns as to how HGVs would reach the temporary access if they used the proposed route via Main Street and through Stanton Under Bardon due to the narrow Main Street/ Thornton Lane/ Stanton Lane junction. This would require swept path analysis. In addition, there are sharp bends in the road on Stanton Lane in Thornton village, and on Stanton Lane west of the Main Street/ Thornton Lane/ Stanton Lane junction if an alternative construction traffic route was required to the temporary access. Swept path analysis of the largest anticipated vehicle to use any alternative route would also be beneficial and any measures proposed to allow other vehicles to safely pass in the vicinity of the bends in the road.

Kind regards,

Ben Dutton

Transport Planner

Highway Development Management

Leicestershire County Council

E-mail: ben.dutton@leics.gov.uk

Tel: 0116 305 8258

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter

From: William Marshall <william.marshall@dppukltd.com>
Sent: 12 June 2025 11:44
To: Ben T Dutton <Ben.Dutton@leics.gov.uk>
Cc: Ruth Davis <Ruth.Davis@leics.gov.uk>
Subject: RE: 25/00069/DISCON LHA

Hi Ben,

Thank you for the quick response, it is much appreciated.

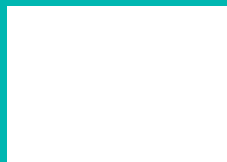
I have also been discussing this with the planning officers and provided them with a summary and additional information in the attached email. Hopefully this deals with your requests but do let me or the planning officer know if not.

Thanks,

William Marshall - **Principal Planner**
0792 0579 554
One Park Row, Leeds, LS1 5HN



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From: Ben T Dutton <Ben.Dutton@leics.gov.uk>
Sent: 10 June 2025 15:28
To: William Marshall <william.marshall@dppukltd.com>
Cc: Ruth Davis <Ruth.Davis@leics.gov.uk>
Subject: RE: 25/00069/DISCON LHA

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Hi William,

Harry has now moved to another team to continue his placement within the department, however I assisted him with this particular application and cover the Hinckley & Bosworth area in terms of Highway Development Management responses.

We submitted the attached observations to the Local Planning Authority (LPA) on 23rd April 2025, which I hope you will find self-explanatory. H&BBC do not tend to publish our observations on the planning portal for discharge of condition applications, however I would hope that these have been forwarded. Effectively, for the discharge of condition 16, we have requested that the routing of construction traffic is amended so that it routes through the village of Stanton Under Bardon and that the impact of construction traffic at school drop off/ pick up times is considered. For the discharge of condition 21, additional information is required in respect of the public right of way, including waymarking, landscaping and the alignment.

I note no additional information appears to have been provided on the planning portal for this particular application since the observations were submitted and we don't hold records of being re-consulted on any revised proposals. Therefore, if revised information is submitted to the Local Planning Authority we will aim to provide a response within their timescales.

Through the Construction Management Plan, it is suggested that construction traffic will access the site via the same location as the permeant development access only. There was no existing access in that location and therefore you would need to be granted a temporary S184 licence in order to create the construction access to the site. If this hasn't been granted this could be where the problem lies? You will need to contact road.adoptions@leics.gov.uk to progress this. They may also need assurance that condition 16 has been discharged by the LPA.

Kind regards,

Ben Dutton

Transport Planner

Highway Development Management

Leicestershire County Council

E-mail: ben.dutton@leics.gov.uk

Tel: 0116 305 8258

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter

From: Ruth Davis <Ruth.Davis@leics.gov.uk>

Sent: 10 June 2025 12:17

To: Ben T Dutton <Ben.Dutton@leics.gov.uk>

Subject: FW: 25/00069/DISCON LHA

From: Harry Smith <Harry.Smith@leics.gov.uk>

Sent: 10 June 2025 12:04

To: Ruth Davis <Ruth.Davis@leics.gov.uk>

Subject: FW: 25/00069/DISCON LHA

From: William Marshall <william.marshall@dppukltd.com>

Sent: 10 June 2025 11:53

To: Harry Smith <Harry.Smith@leics.gov.uk>

Subject: RE: 25/00069/DISCON LHA

Hi Harry,

I'm getting in touch with you again as my client is dealing with your colleagues about the start on site and they are concerned over a temporary access route being installed and used for construction. They are wanting all works to halt until a permission is granted but the works fall under permitted development under Part 4 of the DMPO.

Where I think part of their concern comes from is the fact that the conditions have not been dealt with and therefore I wondered whether you were in need of any further information prior to making a conclusion – could you confirm this?

If you do need anything further then I will gladly supply it to you to speed things up.

Thanks,

William Marshall - Principal Planner

0792 0579 554

One Park Row, Leeds, LS1 5HN



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From: Harry Smith <Harry.Smith@leics.gov.uk>

Sent: 01 April 2025 17:08

To: William Marshall <william.marshall@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA

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Hello William,

Unfortunately, the LHA would be required to await instructions from the LPA.

Kind regards,

Harry Smith
Graduate Transport Planner
Highways Development Management
Leicestershire County Council

Email: Harry.smith@leics.gov.uk
Tel: 0116 3052632

From: William Marshall <william.marshall@dppukltd.com>
Sent: 31 March 2025 15:28
To: Harry Smith <Harry.Smith@leics.gov.uk>
Cc: Sarah Allsop <sarah.allsop@allison-homes.com>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: FW: 25/00069/DISCON LHA

Good afternoon,

I hope I have the correct email address and you don't mind me getting in touch. I normally wouldn't do this, but our planning officer is on leave and so to expedite the process, I am getting in touch with you directly.

We are providing updated information relating to your highways comments. I hope the attached addresses your comments, but please let me know if you need anything further.

Thank you,

William Marshall - Principal Planner
0792 0579 554
One Park Row, Leeds, LS1 5HN



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From: William Marshall
Sent: 31 March 2025 15:00
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Cc: Andison Iu <Andison.Iu@dppukltd.com>; Sarah Allsop <sarah.allsop@allison-homes.com>
Subject: RE: 25/00069/DISCON LHA Comments [Filed 31 Mar 2025 15:00]

Hi Lesley,

Please find attached further documents to discharge the conditions, these consist of:

- Conditions 7, 8 & 10
 - Ordinary Water Course Consent
 - Private Drainage Sheet 1 of 2
 - Private Drainage Sheet 2 of 2
 - Section 104 Layout
 - SUB-SWMP-01-RevA
 - Adoptable Drainage Construction Details
 - Adopted SW Network 2025-03-27
 - Drainage Area Plan
- Condition 16
 - Stanton under Bardon Materials Plan Rev F
- Condition 21
 - Stanton under Bardon Materials Plan Rev F
 - P24-1430_EN_0002_S1_REV F Detailed Soft Landscape Proposals
 - P24-1430_EN_0002_S2_REV F Detailed Soft Landscape Proposals
- Condition 23
 - Connectivity Statement
 - Stanton Pulse Fibre Signed

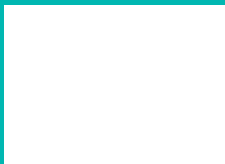
I am hopeful that these should cover off all of the remaining requirements asked for by the consultees, but please let me know if you have any further queries.

Thanks,

William Marshall - **Principal Planner**
0792 0579 554
One Park Row, Leeds, LS1 5HN



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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 27 March 2025 08:21
To: William Marshall <william.marshall@dppukltd.com>
Cc: Anderson Iu <Anderson.Iu@dppukltd.com>
Subject: RE: 25/00069/DISCON LHA Comments

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Good Morning

Thank you for the details so far and clarify as follows:

- Condition 5 – we provided comments on 20th February but I don't think I've seen any further response – please can you confirm this is OK to be discharged subject to the other conditions. The details are acceptable to recommend a partial discharge
- Condition 7, 8 and 10 – I believe you are waiting on documents from us as per the email dated 3rd March – please confirm. Hopefully we should have this over to you ASAP. Agreed
- Condition 16 – we provided additional documents on 13th March but you were waiting for a full response prior to consulting with colleagues. This is currently being held up by the PRoW alignment issue given additional docs provided below. Again I won't re-consult until we have all details as they will only come back to say what is missing
- Condition 21 – please see attached materials plans and landscaping plans which I hope deal with the comments. I am just waiting on signage info. Thank you- will await to consult once all details are received
- Condition 22 – the LHA has confirmed acceptance, but are there any further comments? No further comment would recommend acceptable
- Condition 23 – we've had no comments to date on this one from what I can tell. Please provide a plan that details that each plot will be serviced with a connection

25/00291/DISCON this is going to be allocated to another officer due to high volumes of applications I currently have (62).

I am away as from tomorrow and should any information come through I will pick up on my return

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Up coming leave:

Friday 28th March to Monday 7th April 2025

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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From: William Marshall <william.marshall@dppukltd.com>

Sent: 26 March 2025 12:37

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

Cc: Andison lu <Andison.lu@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA Comments

Hi Lesley,

Thank you for asking the LHA. Let me know what they say.

In terms of the conditions, I have been reviewing all of them with my client and thought it might be beneficial to summarise where we are with everything, especially as my client is wanting to start on site as soon as possible.

- Condition 5 – we provided comments on 20th February but I don't think I've seen any further response – please can you confirm this is OK to be discharged subject to the other conditions.
- Condition 7, 8 and 10 – I believe you are waiting on documents from us as per the email dated 3rd March – please confirm. Hopefully we should have this over to you ASAP.
- Condition 16 – we provided additional documents on 13th March but you were waiting for a full response prior to consulting with colleagues. This is currently being held up by the PRoW alignment issue given additional docs provided below.
- Condition 21 – please see attached materials plans and landscaping plans which I hope deal with the comments. I am just waiting on signage info.
- Condition 22 – the LHA has confirmed acceptance, but are there any further comments?
- Condition 23 – we've had no comments to date on this one from what I can tell.

There are then additional conditions included as part of the recently submitted 25/00291/DISCON application, although I don't know if you're the officer on this one yet. On this one, would it be possible for you to include another document that we have been sent relating to condition 11? We can update the form as necessary. Alternatively we can submit separately.

Finally, I note that you are due to go on leave soon – would it be possible to get contact details of your colleagues so that we can go to them directly in your absence?

Thanks,

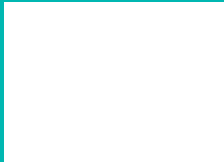
William Marshall - **Principal Planner**

0792 0579 554

One Park Row, Leeds, LS1 5HN



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

Sent: 24 March 2025 16:33

To: William Marshall <william.marshall@dppukltd.com>

Cc: Andison Iu <Andison.lu@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA Comments

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Hi William

I have asked the question – I don't see why not to enable you to see what you need to do.

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Up coming leave:

Friday 28th March to Monday 7th April 2025

Tel: 01455 255905

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

Web: www.hinckley-bosworth.gov.uk

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From: William Marshall <william.marshall@dppukltd.com>

Sent: 24 March 2025 16:23

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

Cc: Andison lu <Andison.lu@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA Comments

Hi Lesley,

Understood re consultation.

However, the highways response you highlighted seems to contradict their latest comments as the 3rd October response says they are happy with the alignment. As the point of entry on the southern boundary hasn't changed, are they able to share an overlay?

Thanks,

William Marshall - Principal Planner

0792 0579 554

One Park Row, Leeds, LS1 5HN



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

Sent: 20 March 2025 18:39

To: William Marshall <william.marshall@dppukltd.com>

Cc: Andison Iu <Andison.Iu@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA Comments

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Thank you William

I see that the Reserved Matters is now approved at committee.

I will await the details that the LHA have requested as there is no point consulting them on half of the information.

LCC highways response on the REM application dated 3 October provides an extract of the definitive ProW Map and the data can be found on their website

[Public rights of way | Leicestershire County Council Professional Services Portal](#)

I await the further details before I re-consult

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Up coming leave:

Friday 28th March to Monday 7th April 2025

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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From: William Marshall <william.marshall@dppukltd.com>

Sent: 13 March 2025 10:56

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

Cc: Andison lu <Andison.lu@dppukltd.com>

Subject: RE: 25/00069/DISCON LHA Comments

Hi Lesley,

Thanks for these comments. I have attached some documents which should help to address the following comments:

- Condition 16
 - A traffic routing plan for the construction management plan is attached.
 - Wheel washing facilities have been amended to be within 10m of the adopted highway on the attached plan.
 - A note has been added confirming that the construction management measures will be in place prior to any works commencing.
- Condition 21
 - A kissing gate has been added to the PRow on the southern boundary on the attached materials plan however the northern boundary will be open due to no livestock being present.

However, we note that the above doesn't deal with all of the LHA comments and therefore please see below some further commentary:

- Condition 21
 - We will provide more details on the surfacing materials in due course.
 - We will provide more details on the signage for the PRow in due course.
 - We will provide updated landscaping proposals in due course.

- Regarding the comment that the PRow doesn't appear to be in the right location as per the definitive map, are the LHA able to share the definitive map, a screenshot or their version of the overlay please as we are not seeing the same issue.

Some of the above is dependent on the reserved matters layout being hopefully approved at committee next week. If you would prefer to wait for a complete package prior to re-consulting the LHA that is OK, however, please could you query them on the PRow alignment ahead of this so that we can review.

Thanks,

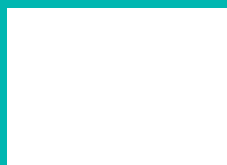
William Marshall - **Principal Planner**

0792 0579 554

One Park Row, Leeds, LS1 5HN



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

Sent: 07 March 2025 09:34

To: Anderson Lu <Anderson.lu@dppukltd.com>

Cc: William Marshall <william.marshall@dppukltd.com>

Subject: 25/00069/DISCON LHA Comments

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Good Morning

Please find attached the LHA comments .

Please address the points raised and provide a revised document for re-consultation

Thank you

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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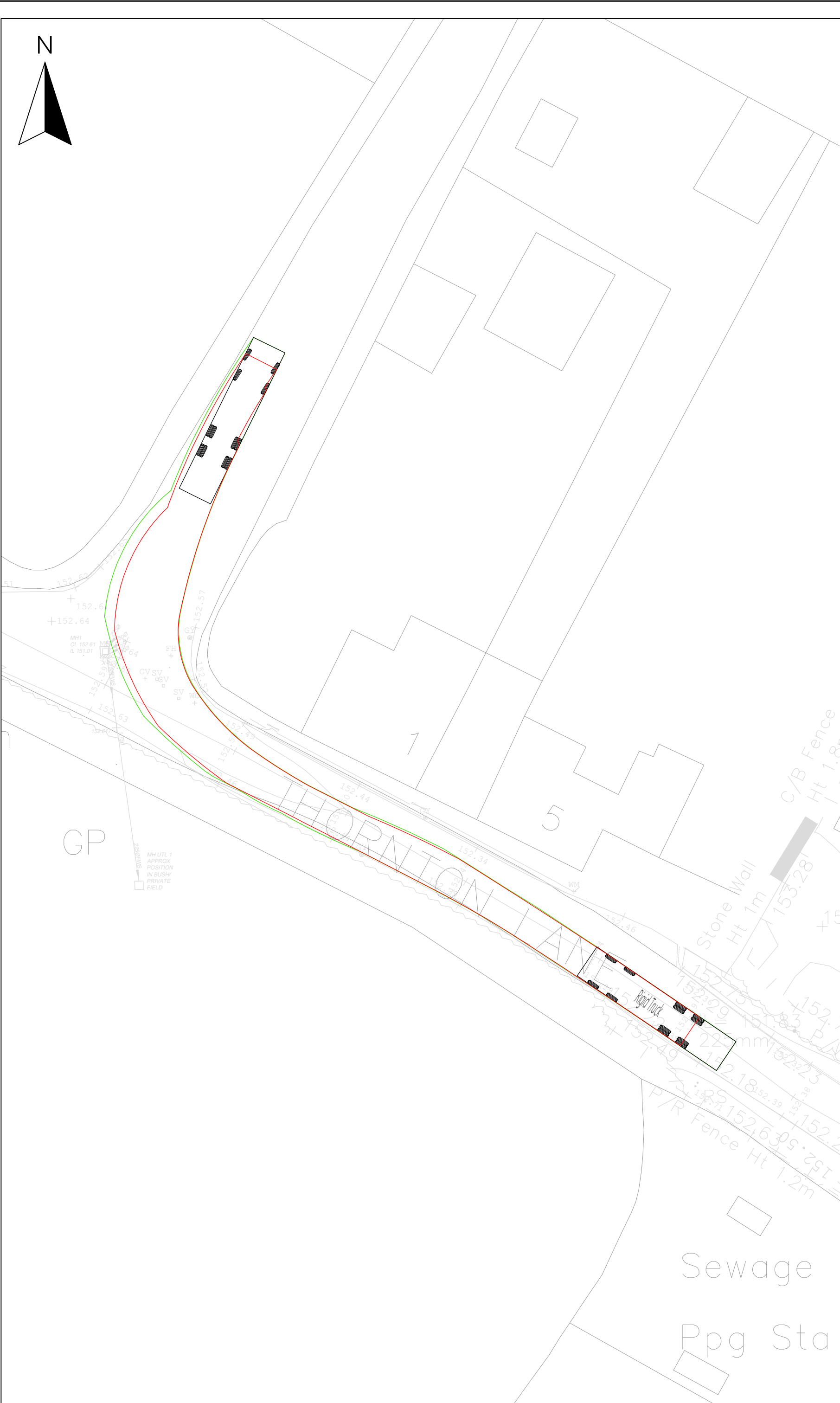
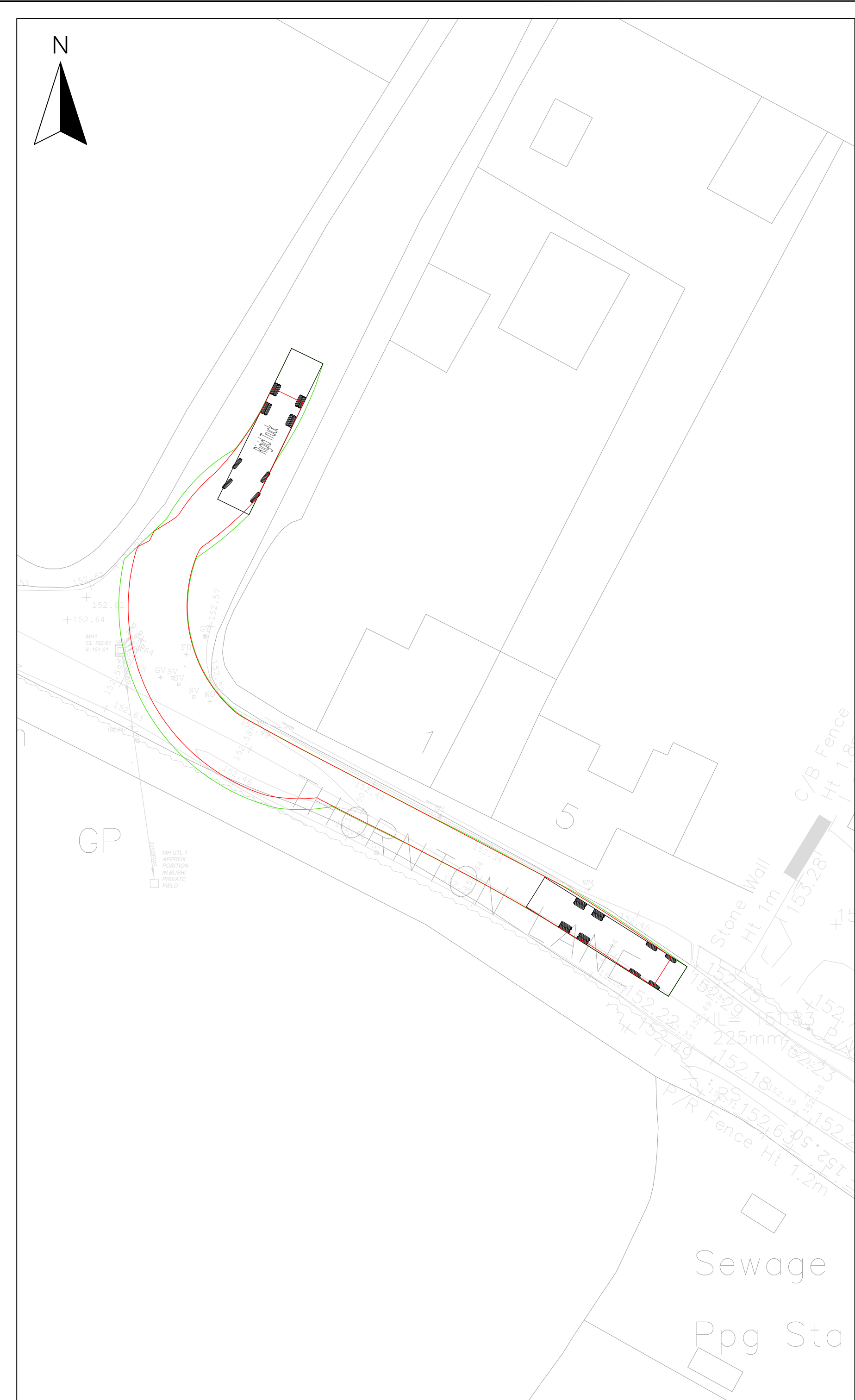
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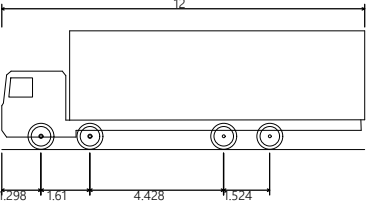
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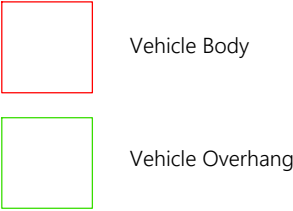
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1. DO NOT SCALE.
 2. This drawing is to be read in conjunction with all other relevant drawings and details.
 3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction.
 4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site works prior to such approval being provided it is entirely at their own risk.
 5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
 6. All dimensions are in metres unless otherwise stated.
 7. The BM Civil Engineering Ltd Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.



Rigid Truck
Overall Length 12.000m
Overall Width 2.500m
Overall Body Height 3.928m
Min Body Ground Clearance 0.412m
Track Width 2.471m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 11.900m



P01	12.06.25	Issued for approval.	BRM	-
Rev	Date	Amendments	By	Chk



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bmcengineering.co.uk

Client
ALLISON HOMES EAST MIDLANDS

Project
**MAIN STREET
STANTON UNDER BARDON**

Drawing Title
RIGID TRUCK VEHICLE TRACKING

Status
FOR APPROVAL

Scale	Drawn	Checked	Date
1:250 @ A1	BRM	-	12.06.25

Drawing Number	Revision
24005-BMC-25-XX-DR-C-832	P01

