



OAKLEY ARCHITECTS LTD

2 B HILLWOOD ROAD
SUTTON COLDFIELD
WEST MIDLANDS
B75 5QJ

Ref: OAL 202305/2025/H&BPlanning/SCO/013

29th October 2025

Emma Baumber
Team Leader
Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Emma

RE: HILL TOP FARM, ASHBY HOUSE, HILL TOP, EARL SHILTON, LEICESTER, LEICESTERSHIRE, LE9 7DP
APPLICATION REFERENCE: 25/00266/CONDIT
PLANNING PORTAL REF: PP - 14374850

In accordance with the requirements of the full conditional planning permission reference **25/00266/CONDIT** dated **13th May 2025**, we have pleasure in enclosing the Application for Approval of Details Reserved by Condition, submitted on the Planning Portal, which comprises the following.

1. The Application for Approval of Details Reserved by Condition duly completed.
2. The fee of £383.00 payable to Planning Portal has been sent electronically to the Planning Portal to cover the application fee and their £85.00 service charge. Please could you provide a receipt for the payment.
3. The following information with regards to conditions to be discharged.

A. CONDITION 3 – LAND CONTAMINATION

We duly attach the following information provided by Soiltechnics and submitted on the planning portal.

- **Abestos Risk Assessment prepared by Soiltechnics ref: STX7263-R01-RevA, dated September 2025.**

We trust the enclosed information will enable this condition to now be fully discharged.

B. CONDITION 15 – WASTE AND RECYCLING STORAGE AND COLLECTION

We duly attach the following information provided by Oakley Architects and submitted on the planning portal.

- **Oakley Architects External Works Plan drawings no. 202305/01 V**

The plan indicates the location of the waste and recycling bins to the individual properties. All properties will have direct kerbside collection except plots 3-8 and 9-3/46-50 where refuse will be collected from the designated refuse collection areas shown on the plan.

We trust the enclosed information will enable this condition to be discharged.

C. CONDITION 26 – BADGER MITIGATION STRATEGY

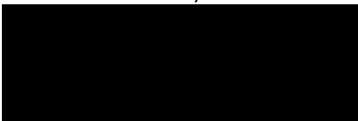
We duly attach the following information provided by Middlemarch, PDP Associates and Snowdon Homes and submitted on the planning portal.

- **Revised Badger Method Statement – Report ref: 181770-01 Rev B October 2025**
- **Detailed Landscaping Proposals – c-2191-01 Revision D**

We trust the enclosed information will enable this condition to be discharged.

We trust the above acceptable to you and we look forward to hearing from you shortly. However should you have any queries or require anything further at this stage please do not hesitate to contact us.

Yours sincerely



SIMON OAKLEY

Enc

Cc Elliott Harding – Snowdon Homes