

Date: 28th August 2025
Your Ref: PP-14220254



69 Carter Lane
London
EC4V 5EQ

Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): APPLICATION FOR PLANNING PERMISSION AT INTERLINK WAY EAST, INTERLINK BUSINESS PARK, COALVILLE LE67 1LD

DWD have been instructed by Amazon UK Services Limited (the 'Applicant') to submit an application to Bracknell Forest Council (the 'Council' or 'LPA') for full planning permission for the following proposed development:

"The installation of stairs and ramps in the service yard"

The application has been submitted via the Planning Portal (ref: PP-14220254), and the requisite fee for the application is £2,767.00 and has been paid online. The application comprises this cover letter and the following application documents and drawings:

- 25038-ASA-00-EX.SI-D-ARC-0001 (S0-P3) LOCATION PLAN
- 25038-ASA-00-EX.SI-D-ARC-0002 (S0-P2) EXISTING SITE PLAN
- 25038-ASA-00-EX.SI-D-ARC-0003 (S0-P2) PROPOSED SITE PLAN
- 25038-ASA-00-EX.SI-D-ARC-0004 (S0-P1) EXISTING ELEVATIONS
- 25038-ASA-00-EX.SI-D-ARC-0005 (S0-P1) PROPOSED ELEVATIONS
- 25038-ASA-00-EX.SI-D-ARC-0006 (S0-P1) PROPOSED RAMP DETAILS
- 25038-ASA-00-EX.SI-D-ARC-0007 (S0-P2) PROPOSED MOE STAIR DETAILS

Planning History

The application site straddles two local authorities, with the majority of the works falling within the boundary of North West Leicestershire. The planning history relating to both local authorities has therefore been reviewed and it set out below.

The Site has been built out in accordance with the outline consent ref: 91/01060/FUL (which is not available to view online) and the subsequent amendments to the application as set out below and is in lawful use as a storage and distribution warehouse (Use Class B8).

Details of the applications relevant to the Site are listed in the table below:



REFERENCE	DESCRIPTION OF DEVELOPMENT	DECISION	DECISION DATE
North West Leicestershire			
22/00863/NMA	Non- material amendment to 21/01075/FUL for the addition and relocation of external louvres and the addition of a condenser unit	Granted	5 th October 2022
21/01075/FUL	Alterations to an existing warehouse including the erection of external plant, an external door, the installation of an internal mezzanine and associated works at Interlink Way West Bardon Coalville Leicestershire	Application Permitted	26 July 2021
21/00908/FUL	Alterations to the internal circulation routes, the erection of gate houses, erection of security gates and associated works including lighting	Application Permitted	14 Oct 2021
01/00485/VCI	Variation of condition 1 of outline planning permission 911060 to extend the period for submission of reserved matters and implementation	Application Permitted	8 Jan 2002
01/00386/VCU	Variation of condition 3 attached to planning permission 911060 (as amended) to enable B1, B2 and B8 uses	Application Permitted	18 Oct 2001
Hinckley and Bosworth			
22/01106/NMA	Non material amendment to planning permission 21/00627/FUL to amend the approved plans to allow for alterations to the location and size of the gatehouses, erection of a kiosk, and the addition of external staircases, Armco barriers and security gates	Approved	7 October 2022
21/00627/FUL	Alterations to the internal circulation routes, the erection of gate houses, erection of security gates and associated works including lighting (	Application permitted	25 August 2022
21/00733/FUL	Alterations to an existing warehouse including the erection of external plant, an external door, the installation of an internal mezzanine and associated works	Application permitted	21 April 2022
15/00908/FUL	Addition of 4 access doors to southern elevation of distribution building	Application Permitted	5 Nov 2015
01/00458/CON DIT	Variation of condition 1 of planning permission 91/1079/4 to extend the outline permission and period for the submission of reserved matters	Application Permitted	5 Feb 2002
99/00321/CON DIT	Variation of condition 1 of planning permission 91/1079/4 to extend the outline consent and the period for the submission of reserved matters	Application Permitted	8 July 1999
99/00086/REM	Erection of distribution warehouse and associated offices car/lorry parking service yard and ancillary buildings	Approval of reserved matters	31 March 1999

Proposed Development

This application seeks to make minor amendments to the existing storage and distribution site, which are required to meet the operational requirements of the occupier. The external improvement works are required to ensure the facility can operate as effectively as possible. The works sought under this application comprise the replacement and relocation of two ramps and a staircase in the serving yard. The ramps are to serve staff and carts entering and exiting the warehouse.

Relevant Planning Policy

The National Planning Policy Framework (NPPF, 2024) sets out the Government's commitment to creating the conditions in which businesses can invest, expand and adapt. Paragraph 85 of the NPPF promotes economic growth and states that decisions should help create the conditions in which businesses can expand, adapt and upgrade facilities. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The southern part of the Site is designated as an Existing Employment Site on the adopted Proposals Map. The Hinkley and Bosworth Site Allocations and Development Management Policies DPD (2011-2031) Policy DM19 (Existing Employment Sites) seeks to retain existing employment sites for B1, B2 and B8 employment uses. As such the proposals to improve operations at an existing facility to ensure the retention of the B8 warehouse should be supported.

The proposed development is required to meet the identified occupier's operational requirements, which should be afforded significant weight in accordance with national planning policy. The proposed works are minor and given the application site's industrial location and proximity away from residential development, is considered that the proposed elevation changes and works to the site will not have a detrimental impact on local amenity. In summary, the proposals will secure improvements to economic productivity and are considered compliant with Development Plan policies.

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me or my colleague Chris Kirby (tel: 020 7332 2118/ email: Chris.kirby@dwd-ltd.co.uk).

Yours faithfully,



Serena Page
Director

