

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land south of the A5, Hinckley, at Padge Hall Farm

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☐ Appearance
- ☒ Landscaping
- ☐ Layout
- ☐ Scale

Please provide a description of the approved development as shown on the decision letter

Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)

Reference number

21/01191/HYB

Date of decision (date must be pre-application submission)

21/12/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved matters application for the provision of landscaping details only (for land outside the development plots), further to permission ref. 21/01191/HYB.

The hybrid application was an environment impact assessment (EIA) application and an environmental statement (ES) was submitted to the planning authority.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

The following drawings were listed under condition 1 of permission ref. 21/01191/HYB:

Site Location Plan 18-144 PP-01 Rev L
Site Plan - as existing 18-144 PP-02 Rev L
Site Plan - as proposed 18-144 PP-03 Rev L
Illustrative Masterplan (excluding Unit 1) 18-144 PP-03 Rev L
Landscape Concept Proposal 01 Rev H
Landscape Concept Proposal - Spine Road 02 Rev C
Detailed Planting Plan Spine Road 06 Rev A
Illustrative Landscape and Green Infrastructure Plan 8815-L-30 Rev M
Accessibility Plan ADC1839-DR-009 Rev P2
Development Parameters Plan 8815-L-08 Rev V

Please list all drawing numbers submitted with this application for approval

Please refer to the covering letter.

If applicable, please state the reasons for any changes to the original drawings

Please refer to the covering letter.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No