

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01039/DISCON
Applicant: Agrarian Development Holdings Limited
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land South Of The A5 Padge Hall Farm Watling Street

**Application to discharge condition 2 (Phasing Plan) attached to planning permission
21/01191/HYB**

**Conditions and supporting details submitted to apply for the conditions to be
discharged:**

Condition 2

Prior to, or concurrently with, the submission of the first of the reserved matters application(s), a Site-Wide Phasing Plan shall be submitted to the Local Planning Authority for approval. The Site Phasing Plan shall include the areas of the application site located within HBBC's administrative boundary, as well as information relating to which phase(s) such parts of the application site fall within. Any subsequent applications for approval of reserved matters which result in amendments to the phasing shall include an updated Site Wide Phasing Plan submitted for approval by the Local Planning Authority. The Site Wide Phasing Plan shall include the proposed sequence of providing the following elements:

- a) development parcels roads/routes within the site, including timing of provision of access points into the site, timing of provision of sustainable transport infrastructure including footway/ cycle routes, timing of provision of the emergency access;
- b) site wide foul and surface water features and sustainable drainage systems;
- c) site-wide structural green infrastructure and 'Biodiversity Net Gain' habitat creation features.

No development shall commence, apart from Enabling Works and Archaeological Investigations agreed in writing by the Local Planning Authority, until such time as the Site Wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the Site Wide Phasing Plan.

Received 24 January 2025

C2 PHASING PLAN 18-144-SK-15-10-24_01F

C2 PHASING PLAN LPA BOUNDARIES 18-144-SK-15-10-24_01F

Received 19 December 2024

C2 Padge Hall Letter – Phasing Timetable

Consultees / Assessed by:

National Highways
LCC Highways
Nuneaton and Bedworth Borough Council
Rugby Borough Council
Environment Agency
Warwickshire County Council

Conclusion / Summary:

Condition 2

A detailed phasing plan and boundary plan revision F have been submitted in support of condition 2 along with a phasing timeline/table detailed in the Padge Hall Letter received 19 December 2024. The application has been widely consulted upon due to it being a cross-boundary application with two adjoining authorities.

The phasing plan in our opinion sets out each of the works to be completed in that phase within the boundaries of HBBC together with a timetable / timeline of when these are to be completed. The phasing plan demonstrates that mitigation measures and the infrastructure required by the development will be in place at the earlier stages of development being the off-site highways and drainage works, with the access under phase 1 Q1 and mounding, enabling and earthworks to be over a periods Q1 to Q3. With the landscaping to follow in Q3 to Q4 along with off-site biodiversity net gain proposals. The outline development plots will be implemented after the infrastructure between Q1 and Q4 of 2026. Therefore, the LPA are satisfied that the development will come forward in an acceptable timeframe and order in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 2 Phasing Plan – Discharge