

Joe Oakden MRTPI

Marrons

Waterfront House, Waterfront Plaza

35 Station Street, Nottingham

NG2 3DQ

Planning and Building Control
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

1st May 2026

FAO Matt Jedurch

Dear Matt,

SUBMISSION OF AN OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED APART FROM ACCESS)

LAND ADJACENT TO HORSEPOOL GRANGE INDUSTRIAL ESTATE, ELLIOT'S LANE, STANTON UNDER BARDON

On behalf of the applicant, Marrons have been instructed to prepare and submit this application for outline planning permission, with all matters reserved save for access, relating to the Land Adjacent to Horsepool Grange Industrial Estate, Elliot's Lane, Stanton Under Bardon. The description of the proposed development is as follows:

"Outline planning application (with all matters reserved apart from access) for a development of up to 10,500sqm of employment floorspace (use class B2/B8)".

Application Documents

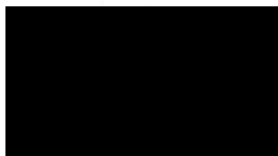
To assist in the determination of the application, the following documentation and drawings have been prepared and submitted via the Planning Portal under reference PP-14864335:

- Completed application forms and certificates
- Application plans, prepared by Marrons Urban Design
 - Site Location Red Line Plan
 - Illustrative Layout
 - Concept Plan
 - Tree Planting Plan
- Design and Access Statement, prepared by Marrons Urban Design
- Arboricultural Impact Assessment, prepared by Brindle & Green
- Commercial Needs Assessment, prepared by Marrons
- Preliminary Ecological Assessment, prepared by Brindle & Green

- Biodiversity Net Gain Assessment, prepared by Brindle & Green
- Completed Biodiversity Net Gain Statutory Metric, prepared by Brindle & Green
- Flood Risk & Drainage Assessment, prepared by ADC Infrastructure
- Landscape and Visual Impact Assessment, prepared by Golby & Luck
- Landscaping Scheme, prepared by Golby & Luck
- Phase I & II Geo-Environmental Assessment, prepared by Linden Environmental Ltd
- Planning Statement, prepared by Marrons
- Transport Statement, prepared by ADC Infrastructure
- Travel Plan, prepared by ADC Infrastructure

The application submission fee has been paid by our Client via the Planning Portal. We trust that the information enclosed is sufficient for you to register this application and we look forward to receiving your confirmation of validation in due course. Should you need any further information, or have any queries, please do not hesitate to contact me.

Yours sincerely,



Joe Oakden MRTPI
Associate Director

Marrons



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