



**Hinckley & Bosworth
Borough Council**

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LE10 0FR

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

The site is located south of Markfield Road, Ratby. It comprises of two arable fields and is bordered to the north by a natural green buffer (Martinshaw Wood) against Markfield Road which also forms the site access. To the east of the site there is more natural buffer land where Pear Tree Wood is located, to the south lies rough natural pasture land and to the west is the development area phase 1 under construction (Planning Ref.20/00462/FUL).

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Pearson

Company Name

Lagan Homes

Address

Address line 1

Finance House

Address line 2

Beaumont Road

Address line 3

Town/City

Banbury

County

Country

United Kingdom

Postcode

OX16 1RH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Outline Planning Application for residential development of up to 75 dwellings alongside associated site infrastructure and open space (All matters reserved except for access)
Land South Of Markfield Road Ratby Leicestershire

Reference number

22/00648/OUT

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

01/07/2022

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 Matter Application for residential development of up to 75 dwellings alongside associated site infrastructure and open space (All matters reserved except for access)
We are also seeking discharge of the following conditions: 2a, 2b, 2c, 2d, 7, 9 and 10

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.

Site Location Plan (ref 10783-L-01) Issue P02 Submitted 16 September 2022
Development Framework Plan (Ref 10783-L-01 Issue P01) Submitted 22 June 2022
Updated Transport Statement 06232-PEF-ZZ-XX-RP-TS-000002 submitted 25/10/2022 Includes:
Site access design Drawing 106232 PEF ZZ XX DR TP 000002 (Revision PO7)
Site Access design Drawing Refuse Vehicle Tracking Assessment 106232 PEF ZZ XX DR TP 000003 (Revision PO5)
Updated Highways Information
Potential Location of Speed Control Measures 106232 PEF ZZ XX DR TP 000004 (revision PO3) submitted 19 January 2023

Please list all drawing numbers submitted with this application for approval

Please refer to included drawing issue register for Architectural Package
10783-FPCR-XX-XX-DR-L-0009-0012-P05-Detailed Landscape Plans (4 sheets)
100032-PEF-ZZ-XX-DR-C-0500_S2-P02_Detailed Drainage Layout
100032-PEF-ZZ-XX-RP-C-0500-S2-P02_Phase 2 Drainage Statement (Parts 1,2,3)
RAT-PEF-ZZ-XX-SK-C-0005-S2-P02_Onsite Visibility and Swept Path Analysis
RAT-PEF-ZZ-XX-SK-C-0006-S2-P02_Fire Tender Turning Head and Swept Path Analysis
10783- BNG Technical Note Ph2 Rev A and Figs
10783 Biodiversity Metric 3.1 24.04.23

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

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

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- McBains

Date

09/05/2024