



Chris Brown
Head of Planning
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

11th November 2024

Dear Chris.

RE: APPLICATION TO DISCHARGE CONDITION 2 (SITE WIDE PHASING PLAN) OF HBBC PLANNING PERMISSION 21/01191/HYB – PADGE HALL FARM, LAND SOUTH OF THE A5, HINCKLEY

This letter accompanies an application which is submitted on behalf of Agrarian Development Holdings Limited ('the Applicant') pursuant to approving detail reserved by Hinckley & Bosworth Borough Council condition 2 (Site Wide Phasing Plan) of planning permission reference 21/01191/HYB at Padge Hall Farm, Land South of the A5, Hinckley. The hybrid application was approved in December 2023 for the following:

"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)"

The detail provided in this discharge of condition 2 application reflects the approved amendments within the Section 73 application. The submitted Phasing Plan sets out how the site is anticipated to be delivered and is divided into six phases of works under the following general descriptions, with reference to their indicated timeframes:

- Phase 1 – Mounding, enabling works and earthworks – Q1 to Q3 2025;
- Phase 2A – Unit 1 including access arrangement from the A5, and public footpaths – Q1 2025;
- Phase 2B – Off-site highways and drainage works – Q2 to Q4 2025 (subject to agreement with National Highways);
- Phase 3 – Strategic landscaping – Q3 to Q4 2025;
- Phase 4 – Outline development plots – Q1 to Q4 2026;
- Phase 5 – BNG land – Q4 2025.

A more detailed list of the works included within each phase is set out within the key of the Phasing Plan.

The Phasing Plan does include an annotation that the order of works may not necessarily reflect the numerical phases above, however, please note that this reflects some of the uncertainties for when elements of the development come forward, i.e., the highways works in Phase 2B which are subject to National Highways approvals, and the outline development plots in Phase 4 which are subject to agreement with occupiers.

The accompanying submitted detail seeking to discharge condition 2 is set out in the table below.

Condition Number	Condition Summary	Full Condition Description	Document/s Submitted
2 Portal ref. PP- 13544754	2 – Site Wide Phasing Plan	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.	The following drawing is provided for the discharge of the condition: Phasing Plan, ref. SK-16-10-24/01 rev E In addition to the above drawing, and for ease of reference, a version of the Phasing Plan which includes the LPA boundaries is also provided with this submission. Please note that this version of the plan shows that only part of Phases 1, 2A, 2B, 3 and 5 are relevant to HBBC.

I trust that the submitted details are in order to allow a prompt validation. However, please do not hesitate to contact me on the details provided should you wish to discuss this submission further.

Yours sincerely,



Robert Gilmore
Associate