



Development Services
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Our Ref: 42523-WSPE-XX-XX-CO-Z-
00001_S4_P01
30 March 2023

Dear Sir/Madam,

Outline Planning Application for Earl Shilton Sustainable Urban Extension

WSP Environment & Infrastructure Solutions UK Limited (formerly Wood) are formally instructed by Barwood Strategic Land II LPP to submit an outline planning application including means of access for a proposed Sustainable Urban Extension on land south of Earl Shilton, Leicestershire.

The application is supported by a full suite of plans and documents which are identified below. The application is accompanied by a comprehensive Environmental Statement, the contents of which are also identified in the schedule. The Environmental Statement should be referred to for all technical information relating to this planning application.

Application Documents

The following documents are submitted as part of this outline planning application:

- Planning Statement Application A;
- Design and Access Statement;
- Transport Assessment;
- Travel Plan;
- Environmental Statement Main Report;
- Environmental Statement Appendices;
- Environmental Statement Non-Technical Summary;
- Statement of Community Involvement;
- Utilities and Foul Drainage Assessment;
- Site Suitability Assessment – Noise & Vibration;
- Written Scheme of Investigation for Archaeological Trial Trenching;
- Topographical Survey; and
- Tree Survey;

The following documents are also being submitted:

- Design and Access Statement Addendum – supplementary information on materials in response to HBBC comments;
- Archaeological Trial Trench Evaluation Report – as per WSI agreed with LCC;
- Noise Suitability Addendum – in response to EHO comments on Application B;
- Odour Assessment – in response to EHO comments on Application B;
- Building Heights and Densities Parameter Plan – replaces original;
- Illustrative Pitch Layout (Reference 42523-WSPE-XX-XX-SK-L-00002_S2_P02); and
- Playing Fields Existing Provision (Reference 42523-WSPE-XX-XX-SK-L-00001_S2_P01).

Application Plans

For the avoidance of doubt, the following plans are submitted to the Council for approval.

- Red-line boundary plan (Reference: 42523-WOOD-XX-XX-FG-T-0009_S2_P01);
- Site Location Plan (Reference: 42523-WOOD-XX-XX-FG-T-0011_S2_P01);
- Land Use Parameter Plan (LUPP) (Reference 42523-WOOD-XX-XX-FG-A-0003_S2_P01);
- Building Heights and Density Parameter Plan (BHDPP) (Reference 42523-WOOD-XX-XX-FG-A-0004_S2_P01);
- Primary and Secondary Street Hierarchy Parameter Plan (Reference 42523-WOOD-XX-XX-FG-A-0002_S2_P01);
- Mill Lane Access (Reference 42523-WOOD-XX-XX-FG-OT-0031_S2_P01); and
- Astley Road Access (Reference 42523-WOOD-XX-XX-FG-OT-0032_S2_P01).

Application Forms

Please note that dwelling numbers for affordable rent, affordable home ownership, starter homes and self-build have not been specified within the application form at this stage. Further discussions will take place with planning and housing officers during the determination period to ensure that agreement is reached on the most appropriate balance of affordable housing.

The planning application fee of £40,274 plus the £32.20 planning portal fee has been paid directly by the applicant.

We look forward to receiving confirmation that the application has been validated.

Yours faithfully

Helena Deaville

Helena Deaville
Technical Director

