



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

28th April 2025

Dear Chris.

RE: APPLICATION TO DISCHARGE CONDITION 3 (NETWORK RAIL) OF PLANNING PERMISSION 24/00495/FUL – HYDES PASTURES, WATLING STREET, HINCKLEY

This letter accompanies an application which is submitted on behalf of William Peace & Richard Peace ('the Applicant') pursuant to approving detail reserved by condition 3 (Network Rail) of full planning application reference 24/00495/FUL at Hydes Pastures, Watling Street, Hinckley. The full application was approved in July 2024 for the following:

"Upgrading of an existing farm access track from Watling Street (A5) with associated drainage arrangements and engineering works."

The condition is submitted further to the approval of Rugby Borough Council (RBC) condition 28 (ref. R24/0458) for the employment development at Padge Hall Farm, RBC permission ref. R24/0081. As part of condition #28, a method statement and risk assessment in relation to any works within vicinity of the railway was approved by Network Rail (NR) and RBC. Furthermore, the developer to both the Padge Hall Farm and Hydes Pastures works, Mountpark Hinckley Developments Limited, has secured a Basic Asset Protection Agreement (BAPA) with NR for the works – see NR ref. WC4086 / 409358. Additional information about the BAPA can be provided on request.

Please note that the Padge Hall Farm permission was a cross-boundary application which also included works (access and landscaping) within Hinckley and Bosworth Borough Council, as per ref. 21/01191/HYB.

The accompanying submitted detail seeking to discharge condition 3 is set out in the table below.

Condition Number	Condition Summary	Full Condition Description	Document/s Submitted
3 Portal ref. PP-13976615	3 – Network Rail	3: Prior to commencement of the hereby approved development the applicant shall engage in a formal interface with Network Rail. This will include providing detailed information and plans to the Network Rail asset protection team. Details shall also be provided in writing to the Local Planning	The following drawing is provided: Discharge Notice for the Padge Hall Farm RBC condition #28.

		Authority providing confirmation of Network Rails satisfaction with the scheme.	
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I trust the above detail is sufficient to discharge condition 3 of the Hydes Pastures agricultural access track upgrade works.

This application has been submitted via the Planning Portal (**reference PP-13976615**), with the fee paid directly by the Applicant via the Portal.

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

Yours sincerely,



Robert Gilmore
Associate