



PAP/2024/0297

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Jeff Brown
Head of Development Control Service
North Warwickshire Borough Council
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Our Ref: 0127
PP Ref: 13108641

Date: 28 June 2024

Dear Jeff,

Application for Outline Planning Permission – Land at Lichfield Road, Junction 9 of the M42

Asteer Planning LLP (“Asteer Planning”) has been instructed by Richborough Commercial (“the Applicant”) to submit an outline planning application with all matters reserved (except for access) at land at Lichfield Road, Junction 9 of the M42 (“the site”).

Proposed Development

The application seeks approval for the following development:

“Outline planning application, with all matters reserved (except for access), for employment development (Use Class B2/B8 with ancillary E(g)), together with habitat creation, landscaping, parking, service yards, HGV waiting area, footpaths/cycleways, and other associated infrastructure.”

Background

Established in 2003, Richborough is one of the UK’s most successful specialist land promotion businesses, with more than 175 sites across England and Wales. Richborough promotes land through the planning system to deliver new development for local communities, including employment and commercial, housing, retail development, and community/leisure facilities. Richborough works in partnership with landowners, the local community, Councils and stakeholders to secure planning permission on suitable sites before appointing a developer partner.

Richborough Commercial is seeking outline planning permission for a realistic scheme that will be desirable to the market and will be successfully brought forward by the chosen developer, who will be responsible for securing approval of the reserved matters (appearance, landscaping, layout and scale) in future and for, subsequently, building out the scheme.

A schedule of the submitted documents and drawings is enclosed at Appendix 1 of this covering letter.

If you have any questions regarding the content of the application, please contact me.

Yours sincerely,



Georgina Blackburn

Associate

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For and on behalf of Asteer Planning LLP

APPENDIX 2 – DOCUMENT AND DRAWING SCHEDULE

Documents / Drawings	Author
Documents	
Application Form	Asteer Planning
Covering Letter	Asteer Planning
Design and Access Statement	Nineteen47
Ecological Impact Assessment	Tyler Grange
Economic Needs & Benefit Report	Wisher Consulting
Employment Land Assessment	Lambert Smith Hampton
Energy and Sustainability Statement	Watt Energy
Environmental Statement covering: <ul style="list-style-type: none"> • Landscape and Visual Impact • Soils and Agricultural Land • Built Heritage and Archaeology • Transport • Air Quality • Noise and Vibration • Socio-economics • Climate Change • Lighting 	Asteer Planning with input from relevant consultants
Flood Risk Assessment and Drainage Strategy	RAC-E
Green Belt Review	Tyler Grange
Health Impact Assessment	Pegasus
Market Report and Occupier Overview	CBRE
Outline Skills and Employment Plan	Richborough Commercial
Preliminary Arboricultural Impact Assessment (including Tree Constraints Plan)	Tyler Grange
Phase 1 Ground Investigation Report	M-EC
Statement of Community Involvement	Asteer Planning
Supporting Planning Statement	Asteer Planning
Alternative Sites Assessment	Asteer Planning
Drawings (for approval)	
Parameter Plan	004 Rev F
Proposed A446 Site Access with Auxiliary Lane and Merge Taper Plan	T22578.001 rev F
Site Location Plan	RE-M42J9-AB-01A