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**From:** JENNY DAVIES <JENNY.DAVIES@NWLeicestershire.gov.uk>  
**Sent:** 24 September 2025 17:45  
**To:** Matt Jedruch  
**Subject:** 25/00523/FUL - Wiggs Farm, Wood Road, Nailstone

Dear Matt

Further to the District Council's previous comments, the District Council wishes to clarify its comments on the application. The District Council withdraws its previous objection to the application, and as per its comments of 22 September 2025, its concerns regarding highway impacts and noise impacts have been addressed. The District Council is currently undertaking transport modelling work in respect of the emerging North West Leicestershire Local Plan, which will need to factor in this particular site. Should planning permission be granted, the Council asks that information regarding floorspace, employee numbers and assumed trip rates for all vehicles together with any assumptions regarding public transport and cycling and walking is shared with the Council as soon as possible to ensure that it is factored in. Similarly, the Council will share any information regarding land that is proposed in the emerging North West Leicestershire Local Plan to inform any transport modelling which the Borough Council may undertake to support its emerging Local Plan. In this way we can ensure that there is a consistent evidence base to support both emerging Local Plans.

Regards  
Jenny



Jenny Davies  
Planning and Development Team Manager

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**Any advice offered is an officer opinion and is given without prejudice to any future decisions made by the District Council.**

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