

Matt Jedruch
Hinckley and Bosworth Borough Council

Date: 20 March 2025
My Ref: 2025/1062/04 (25/00161/SCOPE)
Contact: Robert Tollyfield
Phone: 0116 305 2733
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/00161/SCOPE

LCC Reference Number: 2025/1062/04

Description of Application: Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m²; an ancillary workshop building with a floor area of approximately 622 m²; offices on the eastern and western sides of the warehouse totalling 3,003 m² with associated access and landscaping

Location of Application: Land at Wiggs Farm, Wood Road, Nailstone, Coalville, Leicestershire

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority (MWPA), comments as follows;

The site for the proposed development is not located within a Mineral Safeguarding Area; therefore, the MWPA is satisfied that mineral safeguarding can be scoped out of any environmental statement that supports a future planning application. I would draw your attention to the adjacent waste facility at Wiggs Farm. As per [Policy W9 of the Leicestershire Mineral & Waste Local Plan](#), any future development should demonstrate that there will be no adverse effect upon amenity and the development would not prejudice the current and future operation of the facility. Consideration should be given to the impact any future development will have upon this waste site.

Yours Sincerely,

R. Tollyfield

Robert Tollyfield
Planning Officer

Chief Executives Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Tom Purnell, MSc, Dipl. PLM, Assistant Chief Executive