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COMMERCIAL PROPERTY ADVICE



STATEMENT OF COMMUNITY INVOLVEMENT

Full Planning Application for the Erection of a B8 Distribution Hub with Ancillary Offices, Quality Control Office and Canopy, Maintenance Units, and Gatehouse, and Associated Infrastructure and Landscaping

Land at Wiggs Farm, Station Road, Bardon

On Behalf Of:
Barberry Bardon Limited

Prepared By:
Delilah Green
Harris Lamb | 4th Floor | 4 Brindley Place | Birmingham | B1 2LG
Telephone: 0121 455 9455 Facsimile: 0121 455 6595 E-mail: delilah.green@harrislamb.com

Job Ref: P8201

Date: 12th May 2025

STATEMENT OF COMMUNITY INVOLVEMENT

LAND AT WIGGS FARM, STATION ROAD, BARDON

Main Contributors
Delilah Green, BA MSc

Issued By

Signature:



Print Name: Delilah Green

Date: 12th May 2025

Approved By

Signature:



Print Name: Sam Silcocks

Date: 12th May 2025

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (“**SCI**”) has been prepared by Harris Lamb Planning Consultancy on behalf of Barberry Bardon Limited (“**the Applicant**”) in support of a full planning application for the erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping (“**the Proposed Development**”) on Land at Wiggs Farm, Station Road, Bardon (“**the Site**”).
- 1.2 This SCI has been produced to highlight the community engagement undertaken by the Applicant in respect of their proposal for the Site and how this has influenced the Application.
- 1.3 This SCI identifies the planning policy context within which the proposal would be determined in Section 2. In Sections 3 and 4 we detail the pre-application consultation we have undertaken and set out our conclusions in Section 5.
- 1.4 The development is being delivered by Barberry. However, it will be occupied by Pall-Ex, a European pallet delivery network offering freight distribution services, primarily focusing on palletized goods. The development is being designed to meet their unique operational requirements.

2.0 PLANNING POLICY CONTEXT

2.1 The Localism Act 2011 places a strong emphasis on involving local communities in shaping the places where they live. As well as involving local communities in the preparation of planning policies at the District level, the Localism Act introduces neighbourhood planning, allowing communities to develop their own plans for their local areas. Following on from the Localism Act, the National Planning Policy Framework reinforces the importance of community involvement through its policies. Set out below is a summary of the national and local level planning policies relevant to the public consultation and community involvement.

The National Planning Policy Framework

2.2 The National Planning Policy Framework (“***the Framework***”) was published in December 2024 and provides guidance on pre-application engagement at paragraphs 40 to 47.

2.3 Paragraph 40 of the Framework encourages early engagement as this has:

“... significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.4 Paragraph 41 of the Framework advises the following:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer.”

2.5 Paragraph 42 of the Framework states that:

“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”

Planning Practice Guidance

- 2.6 The Government’s Planning Practice Guidance (PPG) was published in March 2012 and revised in September 2023. It expands upon the planning policies contained within the Framework. In the section ‘Before Submitting an Application’ (2019) guidance is provided encouraging engagement before the submission of planning applications. This approach is designed to add value to the process and the outcome of the planning application.

Hinckley and Bosworth Borough Council’s Statement of Community Involvement

- 2.7 Hinckley and Bosworth Borough Council’s Statement of Community Involvement (SCI) sets out how the District Council will consult on planning policy documents and planning applications. Paragraph 18 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities to produce an SCI.
- 2.8 The Council’s most recent SCI was adopted in 2006. It explains how individuals can be involved in influencing the future development of the Borough.
- 2.9 In regard to planning applications, advice is set out in Section 6. This section sets out how planning applications are dealt with, who is consulted and how individuals can make comments. It states the Borough Council encourages

prospective applicants to have pre-application discussions with officers, particularly for major applications. For major or controversial applications, applicants may also be encouraged to involve the community affected by the proposed development. Officers will advise during pre-application discussions whether this would be appropriate and can advise how to achieve this. The aim of the process should be to encourage discussion before a formal application is made and therefore help to avoid unnecessary objections being made at a later stage.

- 2.10 The Council also has a forthcoming SCI in draft form that was published for consultation in June 2024. The consultation period on the SCI finished on Monday 29 July 2024. All representations received during this period have been taken into account by the Borough Council in preparing the final version of the SCI.
- 2.11 In respect of planning applications, guidance is set out on pages 14-17 of the SCI. These paragraphs establish how and when individuals can make comments during the determination period. Specifically, the statement establishes that the level of consultation carried out for planning applications will depend on the type and scale of planning application being determined. Planning legislation requires that for certain types of applications, such as works to listed buildings or planning applications that are accompanied by an Environmental Impact Assessment, the application must be advertised in the local press. For most types of applications, a site notice and/or letters will be appropriate.
- 2.12 In terms of the type of engagement neither the adopted or draft SCI make mention to appropriate methods of consultation that should be engaged with by the applicant. Therefore, it is concluded by the applicant that appropriate methods could include public exhibitions, stakeholder meetings, online questionnaires, and comment forms.

3.0 PRE-APPLICATION CONSULTATION

- 3.1 The pre-application advice of Hinckley and Bosworth Borough Council was sought in April 2024 under ref: PREAPP/00041/23. A copy of the pre-application response is attached at Appendix 1. The Applicant has been involved in communication with the Council on a regular basis since the receipt of the pre application advice and this communication has informed and shaped the application to date.
- 3.2 The pre-application advice provided confirms the Council encouraged the applicant to actively engage with local Parish Councils, residents and Councillors. In addition, they state they appreciate being updated on any consultation events. As aforementioned the applicant has been in communication with the Council on an ongoing basis. Finally, it was confirmed that a Statement of Community Involvement should be submitted with any future application.
- 3.2 As well as this pre application advice a Leicestershire County Council (LCC) Highways Pre-app was submitted 12th March 2024, the response was received 27th March 2024 and given reference 2024/1399/04/P/HEN. The highways report submitted with this planning application has sought to respond to the advice given in this letter.

Meetings

- 3.3 A meeting with the Head of Street Scene Services took place on the 10th April 2024. This resulted in advice regarding design that has been implemented by the architect where appropriate.
- 3.4 A meeting with the Chief Executive Officer and Leader of the Council took place on the 17th January 2025. This meeting took place to provide further correspondence with the Council to ensure the Proposed Development would meet the Council's requirements for a successful planning application. Regarding community engagement, it was advised It may be necessary to attend one more Parish Council meeting in Bagworth and Thornton, although engagement has already taken place. They also advised it would be beneficial

to make Nailstone Parish Council aware of the planning application in advance of the submission.

- 3.5 On the 6th February 2025 a meeting with head of planning took place to discuss the Proposed Development. This included our approach to archaeology and landscape and led to engagement with the Councils appointed landscape consultant.
- 3.6 A meeting took place on the 26th March 2025 with the Councils landscape consultant Nigel Wakefield to establish the nomination of viewpoints for A Landscape and Visual Impact Assessment.
- 3.7 Finally, a meeting on 16 April 2025 took place with the Councils Senior Green Space Officer to see if Burbage common was a suitable site for BNG offsetting. The discussion was positive with the quantity and type of credits anticipated to be available suiting our requirements. In addition, timelines for bringing the application site and the offsetting site forward were discussed.

4.0 PUBLIC CONSULTATION

- 4.1 The public consultation consisted of extensive engagement with the Thornton and Bagworth Parish Councils and local residents. Numerous Parish meetings were attended.
- 4.1 A dedicated email address was also set up for local resident's questions which were answered by the Managing Director of Pall-Ex personally. As well as this, there were virtual calls with residents who missed the Parish Council meetings.
- 4.2 The applicant attended a Thornton Parish Council meeting on 13th May 2024 and Bagworth Parish Council meetings on the 14th May 2024 and 3rd March 2025. The initial meetings in 2024 took place to introduce the proposal to residents and discuss the scheme with them.
- 4.3 The second Bagworth Parish Council meeting took place to inform the Council on the progress and the amendments we had made to aspects of the design based on previous feedback.
- 4.4 23 local residents sent emails to the dedicated email address (newhq@palllex.co.uk). Teams' calls were scheduled with 9 residents and calls were offered to others who emailed but no response was received. Several of the residents were satisfied with an email response.
- 4.5 These emails are included at Appendix 2 and 3. Appendix 2 shows the emails of those which were concluded with an email response or via a Teams call, and Appendix 3 shows the emails of those where the residents were offered a Teams call but did not respond.
- 4.6 Many of the responses related to obtaining information about the Proposed Development or to seek additional information relating to specific plans and or information like existing surveys or reports.
- 4.7 The comments that put forward concerns are summarised within the table below. The number of people that commented on each matter is included in

the left-hand column and the Applicant's response is provided in the right hand column.

Comments/ Respondents	Summary of Comment	Applicant's Response
2	Use of Brownfield Land	A sequential assessment has been undertaken to demonstrate no brownfield sites were available or appropriate to facilitate this Proposed Development.
3	National Forest/Trees	A National Forest Strategy has been submitted with this application and demonstrates how 20% National Forest planting will be secured.
9	Highways Concerns –Lorry movements and safety	A Transport Assessment, Travel Plan and Road Safety Audit have been prepared. Combined they demonstrate that the Proposed Development will not have an unacceptable impact on the safe or efficient operation of the surrounding highway network.
4	Light Pollution	A Lighting Strategy has been prepared, which demonstrates how a lighting scheme could be delivered that would be appropriate to the Sites context.
6	Noise Pollution	A Noise Assessment has been undertaken that demonstrates that subject to the proposed mitigation measures the impact on noise levels will be acceptable.
4	Air Pollution	An Air Quality assessment has been undertaken that demonstrates the impact on air quality will be acceptable. Any mitigation recommended will be incorporated.

1	Disturbance from Building/construction	A Construction Environmental Management Plan has been submitted to provide details of how impacts during the construction phase will be managed. The development will be undertaken in accordance with the CEMP.
2	Ecology	An Ecology assessment has been undertaken. This demonstrates that no adverse impact will occur to species on site or in the surrounding area. Any mitigation recommended will be incorporated.
1	Flood Risk	A Flood Risk Assessment has been submitted to demonstrate no adverse effects on flooding will occur as a result of the development. Any mitigation recommended will be incorporated.
2	Lack of consideration for community	Extensive community engagement has taken place and amendments to the scheme have been made where possible.
1	Desired Facilities – Railway Investment	The Applicant will make contributions were these are needed to make the scheme acceptable in planning terms. Contributions to the rail network are not considered to be necessary in this instance.
1	Desired Facility - offset carbon emissions	Details of energy efficiency measures have been submitted with the application. In addition, the Applicant is targeting BREEAM 'Excellent'
2	Landscape	A LIVA has been provided that demonstrates the impact on the surrounding landscape will be acceptable. Any mitigation

		recommended will be incorporated.
1	House Value	Not a material consideration.
2	Environmental Pollution	An Environmental Impact Assessment has been submitted that demonstrates there will be the impacts of the Proposed Development will be acceptable.
1	Desired Facilities - Speed Reduction (Lower the speed limit from 40 mph to 30 mph)	A Transport Assessment and Road Safety Audit have been provided that demonstrates the impact on the existing road network will be acceptable.
1	Desired Facilities - routes for HGVs to avoid residential areas (Clear signage and GPS guidance for drivers)	A Transport Assessment and Road Safety Audit have been provided. HGV's will be routed away from the village.
3	Desired Facilities – Traffic Calming	A Transport Assessment and Road Safety Audit have been provided. Vehicle speeds associated with the development are low and do not require calming measures.
1	Not enough notice for meetings	Additional virtual meetings were offered to those who could not make in person meetings.

4.8 Overall, there were only a limited number of respondents who raised negative comments. Highways safety concerns appear to be the overriding issue as well as noise, air and light pollution. Traffic levels and the impact of the proposed development with regard to safety have been assessed to ensure no significant adverse traffic effects will be caused by the proposed development. In addition, the impact of the proposal on noise, light and air quality has been undertaken to ensure the proposal mitigates where appropriate against any adverse impacts.

5.0 CONCLUSIONS

- 5.1 This Statement of Community Involvement has been prepared to support a full planning application for the erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping Land at Wiggs Farm, Station Road, Bardon.
- 5.2 The engagement and consultation processes set out above are appropriate to the Application proposal and have been carried out in accordance with the Council's Statement of Community Involvement and The National Planning Policy Framework.

APPENDIX 1

PRE-APPLICATION RESPONSE

Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: David Spring
Email: david.spring@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/10042/PREMAJ
Date: 18 July 2024

Pallex Group
C/O Agent Sam Silcocks
Harris Lamb
Grosvenor House
75-76 Francis Road
Edgbaston
B16 8SP

Dear Sam,

Pre-application Response

Reference: 24/10042/PREMAJ
Proposal: 39,000 sqm distribution hub
Location: Land at Wiggs Farm, Wood Road, Nailstone, Coalville, Leicestershire
Ward: Markfield Stanton & Fieldhead

Thank you for your pre-application enquiry received 17 April 2024. The advice provided is based upon the information submitted with this enquiry and discussed in our meeting.

The enquiry seeks advice on the likely acceptability or otherwise of the construction of a 39,000 sqm distribution hub for Pallex Group Ltd, who have an existing factory approximately 400 metres to the north-east of the Site on the opposite side of Station Road, that employs 500 people.

Pallex Group have outgrown their existing site and have been actively looking for alternative accommodation for an extended period. However, despite their best efforts, it is stated that there are no existing options available to them locally that fulfil their requirements. Pallex Group want to keep their business in this location, rather than moving further afield. The business is embedded into the local community, both through their large workforce and charitable exploits, and they want to maintain both these things, rather than starting afresh elsewhere. To facilitate this, a new site, across Station Road from the existing Pallex Site has been chosen. Apart from the above there are various other reasons why this site fits the requirements of the applicant.

Pallex Group's existing site is in North West Leicestershire and moving the distribution operation across the road, also crosses the administrative boundary into Hinckley and Bosworth. The site is just inside the boundary of Hinckley and Bosworth Borough Council. The County Council stays the same, which means consistency in highway matters for example.

Site & Proposal

According to the cover letter submitted with this application the Site subject to this pre-application provides everything that Pallex Group needs to meet their operational requirements. It will also allow the operation to continue to grow, with the potential to grow their workforce from the current 500 to around 700 employees.

The red line site plan submitted is approx. 12.4 hectares (31 acres) and the blue line site plan is 9.7 hectares (24 acres), although the access route to the east is not shown in the red line. This would add about 0.5 hectares to the red line, whilst reducing the blue line by the same amount.

The Proposal would be purpose built to meet Pallex's exact requirements and allow all vehicles to enter the site without spilling on to the surrounding highway network. A separate pre-application has been submitted to the Highway Authority to seek their views of the access proposal and the wider impact on the highway network.

From the indicative plans submitted the building has been focused on the arable field in the centre of the Site and the proposed access road from Station Road follows an existing route through the tree belt. The proposal would retain the thick boundary hedgerow and trees on the perimeter of the site as much as possible with some ecological enhancements and tree planting proposed for the perimeter of the site. The idea has been to limit the impact on the key landscape and ecological features on the Site, to help the proposal better integrate into its environment.

There is also additional land immediately to the south of the Site, which is not shown on the current plans, but is available to Pallex Group should it be needed to provide additional planting to mitigate the visual, landscape and / or ecological impact of the Proposal. The proposal to be submitted at the planning application stage will need to include all the land and planting that is needed to achieve this objective.

The Site is in the Open Countryside but has pockets of development at certain points around it such as the existing Pallex Site, across Station Road and SLB Supplies Ltd to the Southwest, which is a Pet food and animal feeds company. Battram Village childrens play park is approx. 300m to the west. Bagworth is approx. 400m to the south east. The majority of the site, however, is surrounded with open countryside. The ongoing design work will determine the impact on the countryside, but it is likely there will be some conflict with the Development Plan. The applicants believe there will be material considerations that outweigh this conflict, including the specific benefits associated with retaining Pallex Group in this location as a large local employer and the benefits associated with the new hub being in Hinckley and Bosworth.

Another material consideration being the two recent appeal decisions at Land north of Stanton Lane, Stanton under Bardon (ref APP/K2420/W/21/3274706 and APP/K2420/W/21/3279939).

APP/K2420/W/21/3274706 and APP/K2420/W/21/3279939 - Land north of Stanton Lane, Stanton under Bardon.

A copy of these appeal decision (one decision letter was published for the two appeals) has been submitted with this pre-application.

The appeals had the same description of development:

Hybrid application seeking outline permission for the erection of buildings for storage and distribution uses (Class B8) and general industry (Class B2) and associated infrastructure including the formation of a new access (all matters reserved except for access) and the demolition of existing farmstead, and full planning permission for the erection of two replacement farm managers' dwellings and associated agriculture buildings and structures

The difference between the proposals being the amount of floorspace proposed. The first appeal proposing 144,200 sqm of floor space and the second proposing 89,200 sqm. The latter still being more than double the floor space proposed here (i.e. 39,000 sqm).

The appeal proposals were speculative applications and in both cases the Inspector identified significant harm to the countryside. The Inspector also identified multiple benefits, a lot of which would also apply to the current Proposal, including the disparity between supply of and demand for storage and distribution units in this central and well-connected part of the country, along with the

socio-economic benefits for generating new jobs, the wider economic benefits associated with this, and the economic benefits from the construction phase.

The Inspector concluded that the larger scheme should be dismissed, but the smaller scheme should be allowed despite the significant harm to the countryside, because this harm was outweighed by the benefits of the scheme.

This appeal decision shows that where the right socio-economic conditions apply, that the location of a proposal in the open countryside is not solely the determinative factor in a planning application and that permission could still be granted.

As of July 16 2024 Councillors unanimously agreed to the Regulation 18 draft of the new Local Plan for public consultation so the new Local Plan is progressing, albeit it currently carries very limited weight. Local planning policy has not changed since the nearby appeal was granted and the review of the local plan has not moved forward sufficiently to release new land where it is needed.

The demand still outstrips the supply, and in this particular instance there is a specific local employer who needs a new site as their requirements cannot be met locally rather than a speculative application where the scale and nature of the units is yet to be defined. The applicant believes that this further emphasises the need to release countryside to provide the right accommodation for Pallex Group and retain this large local employer.

This pre-app response will guide the applicant on what needs to be submitted at full application stage so that the Local Planning Authority can assess whether the right socio-economic conditions prevail in this instance to support the proposed distribution hub on this Site and in the context of an occupier driven proposal who already employs a larger number of local people.

A site location plan showing access and landscaping has been submitted with this enquiry along with a proposed site layout plan, office ground floor plan, first, second and third floor plan, proposed elevations, proposed site section, 3D Views & a cover letter.

Matters sought for advice are regarding the principle of development as well as feedback from Officers and those consulted for this pre-app on the plans and reports needed to support any future planning application for the proposed distribution hub.

Appraisal

Key Issues to be addressed in this pre-app response as requested by applicant. Depth of response is based on the information submitted with the application:

- Principle of development
- Layout
- Scale
- Design
- Landscaping

Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016) (SADMP).

Core Strategy (adopted December 2009)

- Policy 12: Rural Villages
- Policy 17: Rural Needs
- Policy 21: National Forest
- Policy 22: Charnwood Forest

Site Allocations and Development Management Policies (SADMP) Development Plan Document (adopted 2016) (SADMP)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM19: Employment Site
- Policy DM20: Provision of Employment Sites

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Employment Land and Premises Study (2020)
- Landscape Character Assessment (2017)
- Landscape Sensitivity Assessment (2017)
- Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) (2019)
- Leicestershire Highways Design Guide

All policy documents can be found on the council's website at:

http://www.hinckley-bosworth.gov.uk/info/1004/planning_policy/381/planning_policy_documents

Emerging Local Plan 2020 to 2041

We are currently working on a new Local Plan which will set out land allocations and planning policies for the period 2020 to 2041. In a Council meeting on 16 July 2024 the Local Plan Regulation 18 report received unanimous support and will now go for formal public consultation.

Whilst this is a material consideration and an indication in the direction of travel for HBBC there is still outstanding evidence which needs to be finalised, alongside the various consultation phases. Therefore, at this time the emerging Local Plan and policies would only be attributed very limited weight in the decision-making process.

Potential Relevant Policies of new Local Plan 2020- 2041

SP01 Sustainable Development
 SP02 Development Strategy
 SP05 Mitigating and Adapting to Climate Change
 SP06 Flood Risk
 SP07 Renewable and Low Carbon Energy
 SP08 High Quality Design
 SP10 Preventing Pollution

SP11 Health and Well-Being
SP20 Green Infrastructure
SP24 Protecting Biodiversity
SP25 Enhancing Biodiversity and habitat connectivity
SP26 Development in the Countryside and Settlement Separation
SP27 Landscape Character
SP28 Blue Infrastructure
SP29 Transport Movement and Access
SP31 Infrastructure and Delivery
SP32 Water Supply and Wastewater Management
SP33 Telecommunications Infrastructure

These are the potential relevant policies. Additional policies will be incorporated at a later stage

Principle of Development

Paragraph 2 of the National Planning Policy Framework (NPPF) (2023) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise.

The relevant development plan documents in this instance consist of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies Development Plan Document (2016) (SADMP). However Policies in the Core Strategy and the SADMP are accepted to be out of date as are focussed on the delivery of a lower housing requirement than as determined using the Standard Methodology set by MHCLG. Therefore paragraph 11(d) of the NPPF is relevant to this application whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The policies within the development plan however remain consistent with the framework and are therefore accorded significant weight in the determination of applications.

The 31 acre application site is a large well defined arable field to the west of station road and to the south of Wood Road. The site has a thick boundary of trees and hedgerow on all boundaries apart from the southern boundary and an area of woodland containing a few fishing ponds on the eastern side of the site. The proposed access road from Station Road follows an existing route through the tree belt. The site is located outside any defined settlement boundary, and is therefore situated within the countryside.

Policy DM4 of the SADMP seeks to safeguard the countryside from unsustainable development and identifies several criteria outlining where development in the countryside can be considered to be sustainable. The policy identifies that development in the countryside can be considered sustainable where proposed development would significantly contribute to economic growth, job creation, subject to meeting further detailed criteria; namely that the development would not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and it does not undermine the physical and perceived separation and open character between settlements; and it does not create or exacerbate ribbon development.

The SADMP acknowledges that although sufficient employment land is available in the Borough to support the identified growth of the plan period it is important that employment opportunities are not stifled. Policy DM20: Provision of Employment Sites applies to this application and sets out that proposals which stand outside the settlement boundary and on greenfield sites will only be found acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:

- Within settlement boundaries
- On previously developed land
- Adjacent to existing employment sites
- Adjacent to settlement boundaries

It is acknowledged that in some instances alternative land may be required which lies beyond the settlement boundary. Development on such sites may be considered acceptable where it is on suitable previously developed land, or if no such land is available, adjacent to existing employment areas. The Borough Council will only consider proposals on alternative sites where they are acceptable in planning and environmental terms and it can be demonstrated that all other sites do not meet the needs of the operator. Any future application should therefore robustly demonstrate why a new use class B building is needed in this location and would be a significant benefit in this location. The pre-application has been submitted at a time where we are awaiting a raft of evidence documents in support of the emerging Local Plan, whilst previous Employment Land and Premises Reviews and the Housing and Economic Needs Assessment should be referred to in your justification please ensure that any future planning application provides up-to-date evidence to justify the proposal. The evidence to date does however suggest a need for further employment land to meet the needs within the Borough.

The Site Allocations and Development Management Policies DPD implements the policies within the Core Strategy and contains policies to help guide new employment development and protect existing employment floor space.

The application site is outside of any defined settlement boundary but the north east corner of the site is immediately adjacent to the existing Pallex site, across Station Road. It is also noted that 500m south west of the application site on the opposite side of Wood Lane, is a large Aldi Distribution Centre developed on a former Nailstone Colliery Site which was allowed at appeal in 2008.

Any future application should be supported with a Social Economic Statement, including a market report, which assesses the application against Policy DM20. The marketing report should consider the existing supply and current demand for named active occupier requirements that are unable to satisfy requirements due to lack of existing buildings, who would be forced to look further afield and assess sites sequentially. This report should assess why this particular site is the most suitable.

The indicative plan & cover letter which accompanies the application demonstrates that the max floor area to be accommodated on site would be 38,000 sqm equating to approximately 700 full time jobs. The construction investments of the proposed development have not been provided but it would be substantial for a proposal of this size, with an estimated 2 or 3 year construction period and a development that would support hundreds of construction jobs. As well as on site employment, it is estimated that once operational the scheme could generate additional off site benefits from both the corporate supply chain and employee expenditure within the wider economy.

To support and raise the level of local skill set within the workforce, the applicant would be encouraged to seek to promote local employment opportunities and where possible encourage and facilitate learning, through the provision and agreement of a Local Employment Training Strategy. This would be committed by way of a Section 106 to provide young people with a chance to gain valuable site and project related experience, specially targeting the unemployed Hinckley and Bosworth Borough Council residents and job seeking local students. This seeks to maximise the labour pool so that local unemployed people and local job seeking students have access to available job opportunities. The applicant should work in partnership with Hinckley and Bosworth Borough

Council to facilitate this economic regeneration, ensuring vacancies and recruitment exercises are advertised in the context, therefore directly benefiting the Borough.

The NPPF identifies that where significant development of agricultural land is demonstrated to be necessary, areas of poor quality land should be used in preference to higher quality. Any future application would need to be accompanied by a Soil Resource and Agricultural Land Quality study. Once the quality of this land is established its loss would be weighed in the balance of the merits of the scheme.

The applicant must show that the proposed development would make a significant contribution to economic growth and job creation within the Borough and wider local area but the applicant must also satisfactorily demonstrate that there are no suitable alternative employment sites to accommodate the demand within the market in the short term & that the proposal although outside the settlement boundary, would comply with Policy DM4 of the SADMP, subject to consideration of the impact upon the character of the countryside and all other material planning considerations. Any future application must demonstrate through the submission of a sequential test and market appraisal that there would be no alternative suitable sites to meet the identified need, to accord with Policy DM20 of the SADMP.

Policy SP02 of the Regulation 18 version of the emerging plan makes provision for 194.68ha of employment land including allocating the application site. Whilst a clear material consideration, as above, due to the outstanding evidence basis and consultation period at this stage the allocation would only be attributed very limited positive weight. If and when the Plan progresses positively, more weight would be attributed to the allocation and this would then weigh more heavily in the applications favour. However, at this stage in light of the policies of the adopted Development Plan, and the lack of finalised evidence for the emerging local plan with regards to need, a future application will need to demonstrate that the proposal would significantly contribute to economic growth and job creation. If so it's likely the principle of the scheme would be accepted under Policies DM1, DM4 and DM19 of the SADMP (2016), however, with regards to Policy DM4 in particular this would be weighed against any harm to the character of the countryside

Scale & Layout

Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density and mass.

Indicative plans submitted identifies 1 large warehouse unit of 31,587m² central to the plot and perpendicular to Station Road with an adjoining office area on the eastern side of this warehouse. The indicative warehouse is approx. 274m in length & 114m in width. In terms of elevations the indicative warehouse has a series of 3 gently curved linked roofs with a ridge height of 22m and an eave height of 19m.

The indicative 4 storey office is 11m in width, 55m in depth and has a ridge height of 18m. Internally there is a reception area, a post room, break out areas, male, female & disabled toilets, a lift, a stairs and office space with views over the internal warehouse available from the 4th floor of the office area.

A foot path would link the warehouse and office area to a large car park on the eastern side of the office/ warehouse (approx. 270 spaces inclusive of 6 spaces for disabled parking). To the east of this car park would be a wooded area with a few existing ponds. An area of external amenity seating and a cycle store is also proposed adjoining this car park.

Trucks would access the site from Station Road and move in a clockwise direction along the southern side of the site, access the warehouse from the western side and exit the warehouse from the eastern side. Internally up to 26 trucks/ trailers could be loaded and unloaded at any one time in this central portion of the warehouse but there would also be canopy docks and loading/ unloading bays along

the entire northern and southern side of the warehouse. Loading/ unloading would be facilitated with strategically placed internal forklift lanes, 4 in total, with one lane running along the northern and southern elevation of the warehouse and 1 lane on either side of the 2 central loading/ unloading lanes for the trucks/ trailers.

Parking space for trucks/ trailers would be available along the southern boundary (approx. 80 spaces) and once the trucks follow the one way system around the southern side of the warehouse another truck/ trailer parking area is available on the northern side of the warehouse. Parking space on the northern side would be for approx. 125 trucks/trailers.

On the western boundary of the site would be a fuel station area with parking available for approx. 15 trucks/ trailers.

Adjoining the warehouse on the western side would be a forklift maintenance building and next to that would be a tipping preparation building with space for approx. 26 trucks. This element would have a width of 82m, a depth of 34m and an approx. roof height of 17m which is subservient to the main warehouse. This element would be perpendicular to the main warehouse but would also have a roof consisting of 3 gently curved sections. According to the indicative plans this element would be open at the front and rear for ease of access/ exit.

A clear rationale for the footprint, height of the building and roof profile should be explained and how any adverse effects have been mitigated but the stage we have no concerns regarding the scale of the proposal.

The layout appears functional in design with the central placement of the warehouse on the site to allow passage and parking of a large number of articulated trucks and trailers around and through the warehouse with forklift lanes strategically placed to aid with the loading/ unloading process. Although the scale of the proposal is large the site is large enough to accommodate it with the warehouse and associated buildings set away from all boundaries. A large amount of parking is available for trucks/ trailers with the fuelling area separated from the main warehouse which improves safety. A one way traffic system is proposed with full use made of this large site to ease movement around the site to avoid unnecessary build-up of trucks/ trailers entering or leaving the site. Subject to additional information being provided this should have a positive effect on movement of traffic along Station Road.

Apart from the above there are currently no concerns regarding the specific layout of the proposal, however, as explored below the LVIA will inform potential amendments required to mitigate landscape harm as appropriate.

Design & Landscape Impacts

Paragraphs 116 of the NPPF requires that development is of high quality and inclusive design which functions well and adds to the overall quality of the area, establish a strong sense of place, optimise the potential of the site, respond to local character and history reflecting the local surroundings and materials, create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion and are visually attractive as a result of good architecture and appropriate landscaping.

As discussed; the site in policy terms lies outside of any defined settlement boundaries and therefore within an area designated as countryside. This countryside area consists of gently undulating farmland of LCA B: Charnwood Fridge & is within the National Forest. The site is just to the west of the Charnwood Forest boundary, which ends just to the east of the existing Pallex Site.

Policy 21 of the Core Strategy requires all new development to be appropriately related to its setting within the Forest and the wider countryside. Policy DM4 of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on

the intrinsic value, beauty, open character and landscape character of the countryside and contributes to the delivery of the National Forest Strategy. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The indicative warehouse would be approx. 274m in length & 114m in width. In terms of elevations the indicative warehouse would have a series of 3 gently curved linked roofs with a ridge height of 22m and an eave height of 19m.

A 4 storey office building is proposed for the eastern side of the warehouse (11m in width, 55m in depth & 18m in height) with a gently pitched roof.

A forklift maintenance & tipping preparation building is proposed on the western side of the warehouse which has a width of 82m, a depth of 34m and an approx. roof height of 17m. This element would be perpendicular to the main warehouse but would also have a roof consisting of 3 gently curved sections.

Floor levels have not been provided for this pre-app. The site consists of a flat open field with a wooded area on its eastern side and a well screened northern and western boundary that are on a slightly higher ground level than the flatter section of the site which is where the indicative warehouse would be built. The site has well established thick boundary screening on all sides apart from the southern side but from the indicative site plan additional planting would be carried out here too which would further screening for the proposed development. Additional ecological mitigation is also proposed inside the northern boundary of the site.

Full National Forest comments are provided below in the 'other issues' section but additional land is available to the applicant on the southern side of the red edged site plan. This additional land can be used for planting and to satisfy National Forest Planting requirements. If sufficient land is not available the applicant would need to enter into a S106 Agreement in lieu of on-site planting. The adopted National Forest policy should be met in addition to demonstrating a net gain in biodiversity. Additionally, the impact on existing trees will need to be fully considered and any tree loss will need to be appropriately mitigated.

On a recent site visit a preliminary review of the surrounding context and appraisal of some viewpoint locations and additional locations in the field was carried out. An LVIA report and photomontages would need to be submitted with any future application that would need to go into more detail but from the site meeting carried out and the information submitted with this pre-app the following points are suggested.

Further Information required as part of a planning application submission.

An iterative selection of materials should be included in any future Design and Access Statement including the reasons why specific materials and colours are proposed. The selection of colours and the depiction on photomontages needs to be sensitive to this site in the open countryside. Indicative colours submitted are light grey for the roof with black walls and orange for the area under canopy and for the entrance and exit to the warehouse itself where the trucks would pass through the internal loading/ unloading area. Materials, design and colours should be chosen to reduce the apparent volume of the warehouse and associated buildings, however it is officer opinion that the light grey roof is a suitable colour but that the remaining colour palette needs to be reconsidered to other greys and greens that would more carefully reflect the colours in the surrounding landscape. In addition, the corner of buildings and specific areas of the building where materials/ colour could depict a change in function e.g. the office block, truck access and exit from warehouse, tipping preparation building and access locations should be considered. Any patterns should carefully consider contrast and not attract undue attention. The design should have a clear rationale related to the function of the building and/or elements of the surrounding context to minimise the impact of the building upon visual amenity and wider landscape character.

A clear rationale for the design of the warehouse & associated buildings should be explained and how any adverse effects have been mitigated. This should be summarised in the LVIA and clearly cross referenced to the Design and Access Statement to fully understand the rationale for the design and how landscape and visual impacts have been minimised.

Any draft material should include a methodology in accordance with the Guidelines for Landscape and Impact Assessment 3rd Edition (2013, Landscape Institute). Proposed material and colour palette should include conclusions on the overall level of effect upon visual receptors around the site with reference made to sensitivity and conclusions made on magnitude. Statements concluding levels of effect are welcomed but should be linked to a methodology provided for agreement, prior to finalisation of the report. This needs to be compliant with best practice guidance and clearly followed and understood by all consultees.

The report also needs to consider the impact upon landscape character in accordance with best practice guidance.

The Study Area needs to be defined and added to all plans, again the study area should be defined based on good practice perhaps include Lidar ZTV

A photomontage viewpoint from Wood Road, Station Road should be prepared. It is also requested that a visibility cross section through the proposed development from the southern side of the site and any adjoining public footpaths are presented. Photomontages will also be needed from Wiggs Farm if cross sectional analysis indicates that the building would be visible over the top of the intervening tree line.

Fully rendered photomontages with landscape mitigation at Year 1 and Year 15 should be produced from several viewpoints around the site. The timescale for any planting needs to be clear in the landscape and visual report and Planning Statement. These viewpoint photomontages are required to illustrate a fully representative range of views from sensitive receptors surrounding the site.

The format of the photomontages should be presented so that they are in full compliance with latest best practice guidance

Contextual elevational cross-sections should be prepared that extend beyond the site boundary and include the landform, existing/proposed planting and proposed features such as retaining walls. The location of any sensitive receptors such as public rights of way, roads and private dwellings should be added, with viewlines from housing, highways and other sensitive receptors close to the perimeter of the Site. A computer generated image of the site entrance and approach from Station Road to the east should be generated so that the relationship of the scheme with its immediate context can be understood (as it is not always apparent from more distant photomontages).

The Landscape and Visual effects resulting from the proposed development should be clearly related to relevant National and Local planning policy, ideally as part of the Landscape and Visual report or clearly set out in a Planning Statement so that compliance, or otherwise, with relevant landscape and visual policies can be understood.

In terms of the proposed landscaping the development should be heavily influenced by the existing mature woodland belt to the east of the site, the existing boundary to the north and west of the site, and the agricultural fields south of the site. Ideally the proposed development should integrate and respond to the existing landscape features. Additional planting would be provided to reinforce the existing boundaries of the site, with shrub and tree planting proposed throughout the scheme but in particular to the south of the site as part of National Forest planting requirements. A public footpath should be extended to the wooded area to the east of the site, flanked by landscaping where possible, linking in to the wider footpath network. This would provide a welcome respite for employees and visitors to the site. Areas of green spaces could be provided throughout the development, with the existing ponds maintained. This would add interest and green character to the site and help the development assimilate into its surroundings.

Likely landscape and visual effects:

Based on the current proposals, we would expect greater than moderate residual visual effects from a number of close range receptors, mainly views from the south but also from some parts of Wood Road which leads from the north around to the west of the site.

Indeed, the introduction of substantial built form into the open countryside that is currently absent from buildings of a similar scale, in the majority of views, would have some adverse impacts upon the rural landscape character of the area. These impacts need to be fully analysed in the documentation submitted with any planning application so that the proposal can be assessed and balanced against the economic and other benefits of the scheme, the relevant policies in the Development Plan listed above and guidance in the NPPF.

Impact upon residential amenity

Policy DM10 of the SADMP seeks to ensure that development proposals do not harm the amenity of neighbouring residential properties and that the amenity of occupiers of the proposed development would not be adversely affected by the activities in the vicinity of the site.

Policy DM7 of the adopted seeks to prevent adverse impacts from pollution by ensuring that development proposals demonstrate that:

- all reasonable steps are taken through design, siting and technological solutions to ensure abatement of obtrusive light to avoid sky glow, glare and light intrusion; and
- they would not cause noise of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.

The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

HBBC Pollution Officer was consulted & commented that the following will need to be considered:

'Air Quality

Noise

Light

Land contamination

Due to the size and likely timescale of the construction phase of the proposed development a Construction Environmental Management Plan (CEMP) would be recommended as a condition. The noise impact assessment and air quality assessment should consider site preparation and construction and make recommendations for control and mitigation (including vibration) of impacts during this phase to be incorporated into the CEMP'.

There is a dwelling, associated with SLB Supplies, 70m southwest of the site. There is another residential dwelling 100m south of the entrance at Station Road. Dwellings in Bagworth Village are approx. 200m southeast of the site with mature trees/ vegetation between them and the site. There are no other dwellings in the proximity of the site that would be directly impacted by loss of outlook, overbearing impacts, loss of privacy or unacceptable noise and disturbance as a result of the proposal. The sensitivities of the above would need to be fully considered in any CEMP along with any mitigation necessary to ensure a suitable level of amenity is provided and maintained.

Highways

Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an

appropriate level of parking provision to serve the development proposed. Policy 115 of the Framework states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.

As part of the pre-application we have consulted LCC highways and National Highways. For ease/completeness their comments are copied below in full for review:

LCC Highways:

The following comments are based on a desktop exercise; no site visit is undertaken for pre-application advice.

Background

The Local Highway Authority (LHA) is in receipt of a pre-application enquiry for a proposed B8 (storage) development on land at Wiggs Farm, Bagworth. It is understood the proposals could have a floorspace of c30,000sqm.

It is understood that the end user of the site would be Pallex, who are proposing to deliver a new warehouse that would provide increases in efficiencies and capacities compared to their existing site on Victoria Road.

Transport Assessment

Based on the scale of the proposals, in accordance with Part 2, Table PDP1 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>), a Transport Assessment and Travel Plan will be required to support any future planning application at the site.

Site Access

Access to the site is proposed via Station Road, a C classified road subject to a 40mph speed limit.

The LHA advise that the access would need to be designed to major industrial road standards as detailed in Part 3, Table DG2 of the LHDG. It should be demonstrated through swept path analysis that a HGV can safely access and egress the site in all directions. The LHA require swept path analysis at junctions with a minimum vehicle speed of 15kph and this would need to be confirmed on the drawing. However, at turning heads and for reversing movements, a slower swept path analysis vehicle speed would be acceptable. A Stage 1 Road Safety Audit (RSA1) would also be required for the site access proposals, along with a Designer's Response to any problems raised and (if necessary) a revised drawing.

Vehicular visibility splays would need to be designed in accordance with Part 3, Table DG4 of the LHDG. The LHA advise a setback distance of 4.5m would be required for the visibility splays given the nature of the proposals. The LHA advise that visibility splays should be based on an automatic (not handheld radar) speed survey at the site access location, with the location of the survey and raw data provided as part of any future application. The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk.

The LHA advise that depending on the level of traffic along Station Road and the proposed traffic the development could generate the Applicant should consider the provision of a ghost right turn lane at the site access.

Brownhill Hayward Brown drawing number 4092 - SK14 Rev. B details three potential alternative access routes on to Wood Road, a B classified road (B585) subject to a 50mph speed limit. Part 1, Section IN5 of the LHDG seeks to restrict accesses on to A and B classified roads. It also states that

'If access to a development can be gained off a minor or side road, you should normally consider this option as preferable (with improvements to the junction of the minor side road with the main road as necessary).'

Whilst it is acknowledged the Applicant could access the site from Wood Road (B585), given its classification and the 50mph speed limit, the LHA advise that access from Station Road would be in accordance with LHDG guidance. Deviation from the guidance with an access proposed off Wood Road would require full justification as to why Station Road was not be appropriate for access, however this may not be accepted by the LHA given the potential for access off Station Road.

Consideration will need to be given to the relocation of the existing weight restriction at the Station Road/ Wood Road (B585)/ Ellistown Terrace Road (B585) roundabout. This may need to be relocated to the south of the site access in order to prohibit HGVs from the proposed development from travelling through Bagworth. The Applicant would be required to cover the full costs of all works, consultation and Traffic Regulation Orders associated with the relocation of the weight restriction.

Consideration will also need to be given to how pedestrians would cross over Station Road from the site access to the existing footway on the opposite side of the road.

Highway Safety

Consideration would need to be given to the number of Personal Injury Collisions (PIC's) which have occurred within the vicinity of the proposed site access, as well as an identified study area, over the most recent five year period. Leicestershire County Council hold up to date PIC information which can be obtained if required. Please contact NDI@leics.gov.uk. Should a pattern of PIC's be identified which could be exacerbated by the proposals, it is likely the Applicant would need to propose a scheme of mitigation.

Trip Generation and Distribution

The LHA would welcome an evidence based approach for trip generation given the existing site is nearby, and a comparison to TRICs data. It should be noted that the HGV and employee data would need to be submitted as part of any future application, for example number of employees, dates of any surveys were undertaken and any raw data provided etc in order for this to be fully considered by the LHA.

In addition, a traffic count could be undertaken at the existing access if this has not been done so already. The LHA advise that it could be possible for the Applicant to factor actual data gathered from the existing site up to future levels, unless the Applicant has additional supporting information in respect of what the future levels of trips are likely to be. In the event TRICS data was higher than the Applicants own data for any scenario, it is advised TRICs data is used for a robust assessment. In terms of trip distribution, the LHA advise this could be based on actual data from existing HGV and employee movements, given the existing business would be relocating in the immediate vicinity. This could be ascertained by means of a traffic count or employee postcode data for example.

The LHA advise that it would consider all trips on the network to be new on the basis that the existing site could be occupied by a new business, which could generate similar levels of trips as at present.

Junction Capacity Assessments

The LHA advise that should the proposals generate approximately 30 or more two way trips (e.g. 15 arrivals and 15 departures) in either the AM or PM peak hours at any junction, capacity assessments would be required. The LHA advise that at least the following junctions would need consideration:

- *Site access/ Station Road*
- *Station Road/ Wood Road (B585)/ Ellistown Terrace Road (B585) roundabout*
- *Ellistown Terrace Road/ Victoria Road (B585) signalised junction*
- *Wood Road (B585)/ Bagworth Road (B585)/ Bagworth Road/ Grange Road (B582) staggered crossroads*
- *Grange Road (B582)/ Ibstock Road (A447) priority junction*

- All roundabouts along the B585 up to the A511, including the Beveridge Lane (B585)/ Bardon Road (A511)/ Shaw Lane (A511) roundabout (Stardust roundabout)
- Shaw Lane (A511)/ Little Shaw Lane (A511)/ Copt Oak Road (B591)/ Stanton Lane roundabout (Flying Horse roundabout)
- M1 J22
- Bardon Road (A511)/ Regs Way/ Grange Road/ Bardon Road (A511) roundabout (Birch Tree roundabout)

Capacity assessments should consider a base year with traffic counts factored up to the year the application is submitted if necessary (e.g. 2024), along with a future year which is five years following on from the base year (e.g. 2029). Future base year traffic flows should be factored using TEMPRO. Details of the factors used should be submitted for review and approval as part of the planning application.

To enable traffic flow scenarios to be checked, the following is required:

- Full traffic survey results as well as summary diagrams;
- Peak hour and, if appropriate, PCU calculations;
- Full explanation of all calculations;
- Fully explained and evidenced details of committed development flows;
- Full explanation of trip distribution and assignment and how the change in flows is built up;
- Full explanation of the build-up of traffic flow scenarios.

For all 'Junctions' or 'Linsig' modelling, the following information will be required:

- Models should be validated against observed conditions;
- Scale plans of junction geometries used for model input should be provided for review;
- Full model outputs in PDF format;
- Actual model files.

Nearby committed developments would need to be considered and the LHA is happy for the LPA to advise on these. In addition, the Applicant will need to contact North West Leicestershire District Council in respect of major developments in that district. Any live applications in the area should be considered as part of a sensitivity test.

Off-site implications

The Applicant should be aware that a number of roundabouts along the A50/ A511 are operating at above capacity, and that a contribution towards the Coalville Contribution Strategy may be required depending on the impact of any new/ diverted trips. Further information can be found at <https://www.leicestershire.gov.uk/roads-and-travel/road-projects/a511-growth-corridorscheme/scheme-overview>.

The LHA also advises that the suitability of Station Road to cater for HGV traffic is considered, including whether any widening is required along the section between the roundabout to the north and the site access.

Internal layout

Car parking provision should be provided based on guidance within Part 3 of the LHDG for a 'rest of rural town' location, which is consistent with other similar developments in the area.

It is noted there is a considerable amount of HGV parking provided which could be over and above LHDG guidance which suggests the levels of HGV traffic generated by the proposals are high.

It is noted there is a queue line proposed along the access road to the site. The LHA is aware of local concerns in respect of HGVs queuing along Victoria Road to access the existing Pallex site, particularly in the evening. The LHA therefore advise that the Applicant should have sufficient off

highway holding space for HGVs waiting to access the site at peak times, in order to ensure HGV's do not back up on to the highway.

Transport Sustainability

As part of any future application, the Applicant will be required to submit a Travel Plan. This would require a £6,000 monitoring fee as part of a Section 106 agreement. In addition, the Applicant is likely to need to provide one travel pack (currently £52.85 per pack if supplied through LCC) and a six month bus pass per employee (currently £510 per pass for an Arriva service) as part of the Section 106.

Improvements to the nearest bus stops such as raised kerbs, new flags and timetable cases may also be required.

National Highways:

Proposed application 39,000 sqm distribution hub at Wood Farm Stanton Lane Ellistown Coalville

Thank you for inviting National Highways to provide comments on the pre-application enquiry in respect of the above.

I have set out below both the general and specific areas of concern that National Highways would wish to see considered as part of a planning application. The comments relate specifically to matters arising from National Highways' responsibilities to manage and maintain the Strategic Road Network (SRN) in England.

Comments relating to the local road network should be sought from the appropriate local highway authority.

General aspects to be addressed in all cases include:

- An assessment of transport related impacts of the proposal should be carried out and reported as described in the Department for Transport 'Guidance on Transport Assessment (GTA)' and in accordance with Circular 01/2022. It is noted that this guidance has been archived, however still provides a good practice guide in preparing a Transport Assessment (TA). In addition, the Department for Communities and Local Government (DCLG) also provide guidance on preparing Transport Assessments.
- Environmental impact arising from any disruption during construction, traffic volume, composition or routing change and transport infrastructure modification should be fully assessed and reported.
- Adverse change to noise and air quality should be particularly considered, including in relation to compliance with the European air quality limit values and/or in local authority designated Air Quality Management Areas (AQMAs).

Location specific aspects:

- The nearest point of impact of development traffic on the SRN will be M1 J22. Once the likely trip generation and distribution are provided, we will be able to determine whether any assessment of the SRN is required.

Should any junction capacity assessments be necessary, they must be carried out for the following scenarios:

- Opening Year (the year in which the development is expected to be opened) Reference Case Scenario: This scenario should include the background growth and committed developments in the vicinity of the site based on their likely build-out by the opening year of the development.

We recommend that you liaise with the local planning authority to determine the consented developments and their likely build-out by the opening year which will need to be incorporated in the assessment.

- *Opening Year with Development Scenario – Opening Year Reference Case Scenario + Proposed development: This scenario will determine whether any mitigation is required for the SRN*

Please note that all committed developments and infrastructure on the surroundings of the site should be included in the opening year scenario assessment. We recommend liaising with relevant local planning authorities to determine the consented developments to be incorporated in the assessment.

Furthermore, we also recommend that the TA is agreed in a staged approach, that is the overall methodology and elements such as assessment years, trip generation and distribution be agreed prior to further assessment work being carried out. This approach should avoid any abortive work.

These comments are only advisory, as the responsibility for determining the final scope of the Transport Assessment would rest with the Local Planning Authority.

These comments imply no pre-determined view as to the acceptability of the proposed development in traffic, environmental or highway terms. Should the applicant wish to discuss the merits of the proposal in terms of the likely impact on the SRN, please contact me directly on 0300 4703345 or Martin.Seldon@nationalhighways.co.uk

Aside from the above highway related consultation responses Officers have one concern related to layout in that Station Road is the only point of access/ exit currently proposed & there could be too much pressure on this sole access/ exit when one takes into consideration the number of trucks/ trailers/ employee cars/ visitors' cars/ cyclists to the site. Perhaps an exit only for cars from the car park onto Wood Road would help alleviate some of this pressure. As a B classified road however this would require full justification as to why Station Road was not appropriate for the level of access required.

Also perhaps the lip of lawn/ landscaping south of the indicated cycle store could be scaled back slightly to ease the exit of trucks/ trailers once they pass through the warehouse and leave the site.

Flooding and Drainage

Policy DM7 of the SADMP seeks to ensure that development does not create or exacerbate flooding. The Environment Agency (EA) Flood Maps confirm that the site is located within Flood Zone 1, having low probability of flooding from rivers and sea and low risk from surface water flooding, the principle of development in low flood risk areas is acceptable.

HBBC Drainage Officers comments were: *'According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. Please note that a site specific Flood Risk Assessment will be required as the site area exceeds 1 Hectare.*

The EA Surface Water mapping indicates varying risk of surface water flooding, and the Drainage Strategy for the development should include suitable measures to mitigate the risk of flooding from surface water.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems’.

Archaeology

Policy DM13 of the SADMP states that where a proposal has the potential to impact a site of archaeological interest developers should provide an appropriate desk based assessment and where applicable a field evaluation. Paragraph 194 of the NPPF also reiterates this advice.

LCC Archaeology were consulted and commented that ‘*Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for a pre-determination Archaeological Impact Assessment.*

The Leicestershire and Rutland Historic Environment Record (HER) notes that the application area has not undergone any previous archaeological assessment and little archaeological fieldwork has previously been undertaken in the vicinity of the site. The archaeological potential of this site is therefore unknown and it is our view that further evaluation of the site is needed in order to provide the baseline archaeological information that is necessary in order to make an informed planning decision here.

The preservation of archaeological remains is, of course, a “material consideration” in the determination of planning applications. The proposals include operations that may destroy any buried archaeological remains that are present, but the archaeological implications cannot be adequately assessed on the basis of the currently available information. Since it is possible that archaeological remains may be adversely affected by this proposal, we recommend that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals.

This will require provision by the applicant for:

1. An Archaeological desk-based Assessment

2. A field evaluation, by appropriate techniques including geophysical survey and trial trenching, if identified necessary in the assessment, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this.

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These

recommendations conform to the advice provided in DCLG National Planning Policy Framework (NPPF) Section 16, paras. 194 & 195).

Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.

The Historic & Natural Environment Team (HNET), Leicestershire County Council, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with relevant Chartered Institute for Archaeologists "Standards" and "Code of Practice", and should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable.

Information on suitable archaeological organisations to carry out this work can be obtained from HNET. Should you have any further queries please do not hesitate to contact us'.

Ecology

Policy DM6 of the adopted SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation. 10% Biodiversity Net Gain (BNG) will be mandatory under Schedule 7A of the Town and Country Planning Act 1990.

LCC Ecology were consulted and commented that 'The proposed development is sited mostly on agricultural land, however it will involve the removal of some areas of woodland and scrub, and could impact adjacent habitats.

The pond to the north-east of the site is a Local Wildlife Site (LWS), and there is a LWS adjacent to the site on the other side of Station Road.

A preliminary Ecological Appraisal (PEA) will be required, in order to assess habitats and potential presence of protected/priority species on site. This will inform further surveys if necessary, which must be completed prior to determination.

The PEA and any further surveys will inform a mitigation and enhancement strategy. This may take the form of a CEMP and LEMP or similar documents, usually conditioned prior to construction.

A Biodiversity Net Gain (BNG) assessment will be required, further details are below.

A lighting lux level plan will be required in order to assess the impact of light overspill on adjacent habitats.

The application will need to demonstrate a 10% net gain in Biodiversity as required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Prior to determination, the applicant should submit a completed Statutory Biodiversity Metric in excel format, along with the relevant condition assessments and pre and post-development plans.

Prior to commencement of works, a Biodiversity Gain Plan must be submitted, detailing how net gain will be achieved and secured for a period of 30 years, whether on-site or offsite.

Must be submitted prior to determination:

- *PEA, and any other surveys required.*
- *BNG metric and associated plans.*

Can be conditioned prior to commencement:

- *Construction Environmental Management Plan (or similar document)*
- *Landscape and Ecological Management Plan (Or similar document)*
- *Lighting lux level plan*
- *Biodiversity Gain Plan'*

Consultation and Engagement

We encourage you to actively engage with local Parish Councils, residents and councillors. We welcome this and would appreciate being updated on any consultation events.

A Statement of Community Involvement should be submitted with any future application.

Section 106 Agreement

A Section 106 Agreement would need to be completed as part of any future planning application to secure the provision of infrastructure improvements to highways, public transport and BNG consideration in addition to the East of Nailstone country park. Additional parking facilities for visitors to Nailstone Country Park as well as improved access to Nailstone Country Park would also be requested as part of this. The obligations in the Section 106 Agreement would then need to be implemented as part of any future development.

Local Employment and Training Strategy

The Council's Principal Economic Regeneration Officer can provide you with an example of a Local Employment and Training Strategy which the Council would be seeking to also be included.

Consultation Responses

The following section contains remaining consultee comments that have not been embedded in the earlier report.

National Forest Company Consultation Response

'National Forest Planting

In accordance with Policy 21 of the Hinckley and Bosworth Core Strategy and the National Forest development planting guidelines, 20% or 30% (if the site area exceeds 10hectares) of the site area should be provided as dedicated National Forest planting. If National Forest planting cannot be met onsite, the policy allows a financial contribution to be provided in lieu. This is currently calculated at £35,000 per hectare. It does not appear that there is sufficient space on site to accommodate the National Forest planting requirements therefore if an application were submitted showing this layout, we would request that the applicant enters into a s106 agreement in lieu of on site planting. We can confirm the amount if the site area is provided.

Mitigation planting

Any trees which are removed, for example to create the access, will need to be appropriately mitigated. Any mitigation planting is in addition to the National Forest planting requirement. Any future planning application will need to be accompanied by an Arboricultural Survey to allow the impact on existing trees to be fully understood and considered.

Biodiversity Net Gain (BNG)

The NFC recently provided a letter to each of the Local Planning Authorities outlining how they see BNG and National Forest planning policies working together for new developments. The letter

advises that the NFC considers that the adopted National Forest policy should be met in addition to demonstrating a net gain. It may be possible for habitat creation to count towards both policy requirements, such as on-site tree and woodland planting, but applicants will need to demonstrate that both policy requirements have been met.

When reviewing BNG metrics for development sites within the National Forest, they request that applicants are encouraged to apply the strategic significance multiplier for the woodland and forest, and individual trees broad habitat types. The designation of this area as the National Forest and the Defra-endorsed National Forest Strategy are considered by the NFC to be a 'local strategy' of sufficient standing to trigger the strategic significance multiplier. This should offer more protection to trees and woodlands and better reward developments that include these habitats in their landscaping proposals.

While we will not be able to provide detailed assessments of BNG metrics, we will need sight of these to understand how a development is meeting the National Forest policy requirements.

Conclusion

Any future application will need to demonstrate compliance with Policy 21 in terms of National Forest planting, which must be met in addition to providing biodiversity net gain. Additionally, the impact on existing trees will need to be fully considered and any tree loss will need to be appropriately mitigated. We are happy to provide further comment if further details are provided'.

Coal Authority Consultation Response

'The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant'.

Leicestershire Police Consultation Response

"No comments received but for proposals of this size and type it is typically advised that the lighting throughout the development should be to BS5489 and the use of CCTV coverage of the key entry points should be provided. This would include the main vehicle entry point where ANPR capability is recommended to capture number plate images on entry and exit to the site. This would deter potential offenders from entering and would provide the Police with a direct line of enquiry to follow. General Data compliant signage would also be required.

Other security measures recommended with a site of this size and scale would be for a manned access control at the central point of entry to allow vehicle and personal verification prior to access being allowed. General CCTV coverage can also be coordinated from this position or facilitated to enable off site monitoring including the loading and storage areas. There are several proposed parking areas set within the site which would require illumination and CCTV coverage. Natural observation would be minimal due to the type of building proposed so site security would need to be achieved through CCTV coverage. "

Planning Application Submission Requirements

Any future planning application for this proposal will require the following information. It is accepted that some items would be incorporated or considered within one main document or the planning statement:

- Planning Application forms and certificates
- Design and Access Statement;
- Planning Supporting Statement
- Statement of Community Involvement;
- Landscape and Visual Assessment
- Preliminary Ecological Appraisal (PEA)- Mitigation and enhancement strategy
- Landscape & Ecological Management Plan
- Arboricultural Impact Assessment & Mitigation Plan;
- National Forest and Access Statement (Inc. Footpaths links through habitat);
- BNG Assessment/ Metric (10%) & BNG Plan
- Land Contamination Assessment
- Lighting Lux level plan
- Soils Resources and Agricultural Land Quality Assessment;
- Green Infrastructure Strategy;
- Archaeological Desk Based Assessment;
- Air Quality Assessment (including Dust Assessment);
- Noise Impact Assessment (including Vibration Assessment);
- Site Waste Management Plan
- Transport Assessment (including trip generation and distribution, junction capacity;
- Travel Plan;
- Archaeological Geophysical Survey;
- Socio-Economic Statement
- Sustainability Statement
- Employment & Training Statement
- An Environmental Colour Assessment (for material choice & suitability)
- Levels
- Construction Environmental Management Plan; (The report will include; Habitat Protection and Translocation, Flood Risk and Drainage, Lighting, Construction Enabling Works details, Landscaping, Sub structure Superstructure, Mechanical and Electrical installations, communication and site security, Construction Traffic Management Plan, Wheel Washing and Dust suppression, Loading of Plant and Materials, Storage of Plant and Materials, Site Waste Management Plan, Noise Mitigation, Environmental Protection)
- Flood Risk Assessment including Drainage Strategy
- Plans: (Parameters Plan, Red Edged Location Plan, Landscape Strategy (included in the LVIA), Indicative Masterplan, Topographical Survey, Access Arrangements Drawing (included in the Transport Assessment), Proposed elevations, Proposed sections, proposed roof plans, proposed street scene, details of materials, Proposed floor plans, site plan/ block plan, landscape and visual impact assessment, Landscape Strategy, Gatehouse, Vehicle Management Unit).
- Draft S106 Agreement

Prior to submission the wording of the description on the application form should be agreed along with the fee which should be based on the gross floor area to be created.

Conclusion

The application for a new industrial building on this green field site in the Countryside would require a robust justification for its erection as the site is considered to be unsustainable. Currently the site is a green field site and any future application would need to demonstrate why a new use class B

building may be of significant benefit to economic growth & job creation within this countryside & national forest location.

The introduction of substantial built form into the open countryside that is currently absent from buildings of a similar scale, in the majority of views, would have adverse impacts upon the rural landscape character of the area. These impacts need to be fully analysed in the documentation submitted with any planning application so that the scheme can be assessed against the relevant policies in the Development Plan and the guidance in the NPPF.

The allocation of the site under the emerging Local Plan, whilst afforded very limited weight at this stage, does provide an indication as to the direction of travel for HBBC and does weigh in the proposals favour.

Ultimately, at this stage, alongside the technical matters within this pre-application response, the acceptability of the development will be determined by weighing up any harm to the intrinsic character of the countryside, alongside the public benefits that the development would provide. Based on the information submitted with this pre-application, it is likely that the socio-economic benefits will be significant, but it is not possible to determine the landscape/visual impacts. Nonetheless, I hope this response provides a basis for the submission of any future application.

I trust that this information is of use to you. If you have any queries on the above points, please do not hesitate to contact me.

Yours sincerely

Christopher Brown

**Planning Manager
Development Management**

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at buildingcontrol@hinckley-bosworth.gov.uk to arrange a quote.

APPENDIX 2

EMAIL RESPONSES - SATISFIED

Jane Wragg

From: Jane Wragg
Sent: 24 July 2024 11:31
To: wendycave68; Megan Ford; Daniel O'Donovan; Ray Ellis; Katrina Farragher; Mark Farragher
Subject: Pall-Ex Proposed new hub - Teams call w/c 29th July

Dear All

We are looking to schedule a further Teams call next week for residents. Firstly, could you confirm whether you wish to attend a call please? If so, please confirm your availability for the following dates/times:

Monday 29th July: 1.00-2.00pm, 3.00-4.00pm

Thursday 1st August: 2.00-4.00pm

Friday 2nd August: 11.00am-1.00pm

3pm ?

12pm ?

Ray-amy

Ray-amy

I look forward to hearing from you.

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

PALLEX
GROUP

Achieving excellence to

Jane Wragg

From: Ray Ellis <ray@ellistown.net>
Sent: 25 July 2024 10:21
To: Jane Wragg
Subject: Re: FW: Pall-Ex Proposed new hub - Teams call w/c 29th July

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Good morning and thank you for the mail

I can make any of those dates and times, so please advise me when a decision is made, and I'll be available.

Thank you and regards

Ray Ellis

On 25/07/2024 08:33 BST Jane Wragg <jwragg@pallex.co.uk> wrote:

Dear All

I refer to my email below, by way of explanation, this invitation has been extended to those residents who were invited to the Teams call on 5th June but did not attend. An offer to attend a Teams call was extended to other residents who emailed the new hub inbox but they have not responded.

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: [+44 \(0\)1530 239000](tel:+44(0)1530239000)

Direct line: [+44 \(0\)1530 447820](tel:+44(0)1530447820)

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

Jane Wragg

From: Ray Ellis <ray@ellistown.net>
Sent: 06 June 2024 09:09
To: Jane Wragg
Subject: RE: Teams call with Kevin Buchanan 5th June regarding Pall-Ex proposed new hub

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Good morning Jane and yes please.
let me know when it is and I shall give it top priority if at all possible.
thank you
Ray Ellis

On 06/06/2024 08:41 BST Jane Wragg <jwragg@pallex.co.uk> wrote:

Good morning Ray

No-one attended the call, we have at least one resident who would like to reschedule, would you like to be included on that call?

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



Achieving excellence

From: Ray Ellis <ray@ellistown.net>
Sent: Thursday, June 6, 2024 4:53 AM
To: Jane Wragg <jwragg@pallex.co.uk>
Subject: Re: Teams call with Kevin Buchanan 5th June regarding Pall-Ex proposed new hub

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Good morning and I apologise for yesterday. I was called out to a meeting in Howden, East Riding of Yorkshire, and didn't return until the evening.
Did the meeting go ahead, and were any decisions made?

once again my apologies

regards

Ray Ellis

On 05/06/2024 16:12 BST Jane Wragg <jwragg@pallex.co.uk> wrote:

Dear All

Kevin Buchanan has joined the Teams call scheduled for 4.00pm today but no-one has joined, could you confirm whether you will be joining please?

Kind regards

Jane Wragg

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: 22 July 2024 16:43
To: New HQ
Subject: RE: Information Request

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Hello,

Thank you for your response.

I am available at the moment on:

Thursday, 25th July 10-5pm

Friday 26th July pm,

Monday 29th July pm ✓ 1:20 - 3:00

Thursday 1 August 10-5pm ✓ 9:00 - 11:00

Friday 2 August 9.30-1pm. ✓ 10:00 - 11:00, 11:00 - 12:00

Are any of these times convenient to you?

KRs

Sandra Crompton

From: New HQ <newhq@pallex.co.uk>
Sent: Thursday, June 20, 2024 9:14 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Good Morning Sandra

I've discussed your email with the CEO and he has suggested a Teams call so he can discuss the points you've raised in more detail.

He would like to share the presentation from the public consultation meetings and is happy to answer your below questions and any others you may have on the back of the presentation .

Could you let me have your availability within normal working hours please?

Many Thanks

Lucy Mahil
Executive Assistant to Barry Byers MD - UK Group

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 239010

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 20 June 2024 09:14
To: sandra@unitysoftware.co.uk
Subject: RE: Information Request

Good Morning Sandra

I've discussed your email with the CEO and he has suggested a Teams call so he can discuss the points you've raised in more detail.

He would like to share the presentation from the public consultation meetings and is happy to answer your below questions and any others you may have on the back of the presentation .

Could you let me have your availability within normal working hours please?

Many Thanks

Lucy Mahil
Executive Assistant to Barry Byers MD - UK Group

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 239010
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

*I am committed to ensuring a work life balance for myself and my colleagues.
I am sending this email at a time convenient for me. Please respond at a time convenient for you.*

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From: New HQ <newhq@pallex.co.uk>
Sent: Thursday, June 20, 2024 8:56 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Good Morning Sandra

Thank you for your email

I will discuss your request with Kevin Buchanan, Group CEO, and send further information as soon as possible.

Many Thanks

Lucy Mahil

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: 18 June 2024 20:55
To: New HQ
Subject: RE: Information Request

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Hi again.

I appreciate time is passing and I've had a quick look at the outline proposals you kindly provided. I have only three comments/questions on your plans.

I would be prepared to accept the new building if 3 promises could be made (and delivered)...

- 1) It is undoubtedly a large building and will scar enormously the views of those who live closest to the new HQ. We are being enveloped by solar farms or warehouses as a village so a commitment from you to plant a wide band of trees to obscure the building fully from neighbouring residential areas is needed. And that requires a larger area of land than I can currently see on the outline drawings.
- 2) You commit publicly to leave the existing woodland in place and do not expand in the future to take away that beautiful green space from us.
- 3) You re-think the proposal to route lorries and waiting lorries from the roundabout to a right-hand turning on Station Road. This means all cars leaving the village heading towards Ellistown will face a series of lorries waiting to turn in front of them in the vicinity of a semi-blind hill. I heard that this was devised by experts but I find it hard to understand how this is a good idea. I would much prefer all lorries to use Wood Road (as the Aldi vehicles do) and the Pallex lorries should approach only from this road, turning left into your land. You could wind the entry lanes around the edge of the land to enter the site so waiting lorries can be stacked there instead. By all means use the lane through the woodland as an exit route but please not as an entry point. In this way, all traffic would flow in and out of the site without the need to turn across oncoming traffic which can only help safety and speed. It would also avoid lorries backing up to the roundabout which must be a possibility and must be avoided.

IF these conditions and undertakings were given I would not oppose the plans going ahead. Without some compromise on your part I think the level of opposition would be greater than anticipated. But if you work with the village, then you may receive a better reception.

Thank you for the opportunity to work with us.

Kind regards

Sandra Crompton

From: New HQ <newhq@pallex.co.uk>
Sent: Monday, May 20, 2024 9:40 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Kevin Buchanan
Group Chief Executive Officer

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: Wednesday, May 15, 2024 9:27 AM
To: New HQ <newhq@pallex.co.uk>
Subject: RE: Information Request

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Thank you. I look forward to hearing from you.

KRS

Sandra Crompton

From: New HQ <newhq@pallex.co.uk>
Sent: Wednesday, May 15, 2024 9:03 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Good morning Sandra

Thank you for your email, I will discuss your request with Kevin Buchanan, Group CEO, and send further information as soon as possible.

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: Jack Bedford <jbedford@pallex.co.uk>
Sent: Tuesday, May 14, 2024 4:09 PM
To: New HQ <newhq@pallex.co.uk>
Subject: FW: Information Request

Good afternoon,

Please see the below,

Kind regards

Jack Bedford
Marketing Assistant



Tel: +44 (0)1530 239 000
URL: www.pallex.com



Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, United Kingdom, LE67 1FH
View our disclaimer at: www.pallex.com/edisclaimer



From: no-reply@crm.wix.com <no-reply@crm.wix.com>
Sent: Tuesday, May 14, 2024 3:26 PM
To: info <info@pallex.co.uk>
Subject: You have received a new notification from Editor X - Pall-Ex

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New submission received - Contact us
Your Contact us form got a new submission:

Notification Summary:

First name: Sandra
Last name: Crompton
Email: sandra@unitysoftware.co.uk
Phone: 01530231171

Message: Hi there. Apologies I can't attend the Bagworth meeting tonight at the Community Centre about your new HQ plans but I am very interested to know more about them, as a Bagworth resident. Where can I find more details please and an idea of the timeline for your plans? Many thanks, Sandra Crompton

Editor X - Pall-Ex
Notification sent via Wix Automations

■

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I am sending this email at a time convenient for me. Please respond at a time convenient for you.*

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23/5

Teams call still 4.00pm offered ✓

Jane Wragg

From: New HQ
Sent: 17 May 2024 13:20
To: Katrina Farragher
Subject: RE: Concerns

Dear Katrina

Apologies for the delay in responding, I note we have also received an email from Mark Farragher, presumably a relative. We have offered to him a Teams call and you are more than welcome to join a scheduled Teams call where the information that you missed at the local residents' meeting could be shared with you.

I look forward to hearing from you or Mark.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: Katrina Farragher <kfarragher2@gmail.com>
Sent: Wednesday, May 15, 2024 9:03 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Concerns

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good evening,

I was unable to be at either of the community meetings but have been looking at the location of the proposed new site.

I am stunned to see how close it is to the village and shocked to hear the entrance will be on the residential road leading to the village itself.

The noise level will undoubtedly be higher, as well as light and environmental pollution. In addition to this the roads are already increasingly busy with lorries due to your current site and we are yet to see the increase in traffic when the Aldi building opens. I can't imagine how much more stressful and unpleasant it will be when yet another site is opened.

Residents have already raised concerns about the dangers of the queuing lorries making it hard for residents to get around safely, now are we to be blocked getting into our own village on the approach road?

All residents concerns have been ignored up until now, so I don't feel confident that your pledge to actually listen to us will happen in this instance. In my experience this is just a requirement for you to talk to the residents but it is unlikely anything of what we say will actually be taken on board. As it is then most likely to go ahead anyway will the residents be given compensation when their house prices go down? Also who wants to live with an industrial complex on their doorstep?

I would be most interested in hearing your response to this, if in fact you do stick to your pledge to do so.

Jane Wragg

From: Katrina Farragher <kfarragher2@gmail.com>
Sent: 15 May 2024 21:03
To: New HQ
Subject: Concerns

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good evening,

I was unable to be at either of the community meetings but have been looking at the location of the proposed new site.

I am stunned to see how close it is to the village and shocked to hear the entrance will be on the residential road leading to the village itself.

The noise level will undoubtedly be higher, as well as light and environmental pollution. In addition to this the roads are already increasingly busy with lorries due to your current site and we are yet to see the increase in traffic when the Aldi building opens. I can't imagine how much more stressful and unpleasant it will be when yet another site is opened.

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All residents concerns have been ignored up until now, so I don't feel confident that your pledge to actually listen to us will happen in this instance. In my experience this is just a requirement for you to talk to the residents but it is unlikely anything of what we say will actually be taken on board. As it is then most likely to go ahead anyway will the residents be given compensation when their house prices go down? Also who wants to live with an industrial complex on their doorstep?

I would be most interested in hearing your response to this, if in fact you do stick to your pledge to do so.

Waiting in anticipation,
Katrina Farragher
Bagworth resident
Sent from my iPhone

Jane Wragg

From: New HQ
Sent: 17 May 2024 13:03
To: Mark Farragher
Subject: RE: Bagworth

Dear Mr Farragher

Thank you for your email and apologies for the delay in responding but I have been in meetings for the last two days.

I can assure you we are considering local residents' feelings, I have already made amendments to the planning scheme taking into consideration input and views provided. When considering such a development, it is never possible to get all of the people happy all of the time, however, we have started to consult with the local community before any planning application has actually been submitted so we are not only exceeding any legal requirement, we are also exceeding normal best practice as such. The presentation provided on Monday and Tuesday nights at Thornton and Bagworth respectively was designed to provide a range of information about the Company, why the scheme is necessary and what the benefits of the scheme would be. This included traffic management, environmental noise pollution and light pollution concerns, and we would be more than happy to schedule some time and share the presentation with you on a Teams call. We may be holding further consultation meetings as the scheme progresses but now we have held the first stage of consultation with residents we will start to provide further information on the Company website. As I have said, we are at very early stages so most of the reports on the relevant issues have not yet been completed. In the event you would like to participate in a Teams call, please respond and my PA, Jane Wragg, will arrange an appropriate time.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: Mark Farragher <mfarragher46@gmail.com>
Sent: Wednesday, May 15, 2024 8:36 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Bagworth

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Hi.

Just wow. I have only just Naren this proposal and it is crazy. Way too close to existing housing. We already have a huge Aldi distribution centre just down the road. The village already suffers noise and light pollution

Also a huge area of fields and countryside will be swallowed up by this, an area I often walk in.

This appears to have not been thought out properly at all. Certainly with no consideration to local residents.

There is strong opposition to this in the village and rightly so. Hopefully together we will be able to stop this from going ahead.

Regards

Jane Wragg

From: Mark Farragher <mfarragher46@gmail.com>
Sent: 15 May 2024 20:36
To: New HQ
Subject: Bagworth

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi.

Just wow. I have only just Naren this proposal and it is crazy. Way too close to existing housing. We already have a huge Aldi distribution centre just down the road. The village already suffers noise and light pollution

Also a huge area of fields and countryside will be swallowed up by this, an area I often walk in.

This appears to have not been thought out properly at all. Certainly with no consideration to local residents.

There is strong opposition to this in the village and rightly so. Hopefully together we will be able to stop this from going ahead.

Regards

Sent from my iPhone

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 30 May 2024 15:11
To: Jane Martin
Subject: RE: Strong Objection to Proposed Distribution Centre in Bagworth.

Dear Jane

Thank you for your email of 29th May, I am sympathetic to your concerns regarding the proposed new Pall-Ex headquarters, particularly as there is a lot of scare-mongering and inaccurate information being circulated regarding the proposals.

I understand from your previous correspondence that you were able to attend the recent consultation meeting during which the points you have raised were discussed, although it may not have been possible for you to hear all of the answers due to the unruly behaviour of some of the attendees.

As stated at the consultation meeting, we are at a very early stage of the process and there are still a number of unanswered points which we will have more information on when we have received a response to the pre-planning application and are ready to submit a full planning application.

I note your concerns on noise pollution, traffic/safety and environmental and, again, these were quoted at the meeting as key considerations which will need to be addressed and managed through the planning and development process. I am not trying to be evasive but at this stage we cannot fully address the answers to all of these points because we do not determine what is judged to be the correct solution. County Highways will determine traffic routes and safety considerations and we will be required to adhere to their instructions if the proposed site was to proceed. There are set rules and regulations relating to noise and light pollution, as well as the environmental questions which are raised when building any large structure on a greenfield site. However, I can tell you that I am determined that, should we proceed with the development of the headquarters on the proposed site in Bagworth, we will more than adequately address all the points you have raised. I was on site today and, compared to the new Aldi site, our proposed headquarters is less than half the size and sits down in a naturally screened area surrounded by woodland and is not on the top of a hill. The elevation of the proposed site which faces Bagworth is already screened by trees and farmland but we have already committed to enhance that with a further 3 acres of tree planting to provide another natural screen to protect noise and light pollution. As stated at the recent meeting, once more information is available we will provide updates to the community to ensure they have all of the correct information to make their judgement on the proposed new site.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: Jane Martin <jane3nc@gmail.com>
Sent: Wednesday, May 29, 2024 8:40 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Strong Objection to Proposed Distribution Centre in Bagworth.

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Subject: Strong Objection to Proposed Distribution Centre in Bagworth.

I am writing to express my strong opposition to the proposed 24/7 distribution centre planned within 0.3 miles of my residence in Bagworth. As a deeply concerned resident, I urge you to reconsider this project due to its potential to significantly disrupt our community's quality of life and the environment.

Noise Pollution:

The continuous operation of the distribution centre, especially overnight, will create unacceptable noise levels. Currently, I can already hear activities from your existing site, which is situated further away. The added noise from heavy machinery, loading and unloading activities, and increased vehicular movement will severely disturb residents, particularly during nighttime hours when peace and quiet are most needed.

Traffic and Safety Issues:

1. **Increased Traffic:** The introduction of a new distribution centre with increased capacity, in addition to another nearby centre (Aldi) expected to generate 70 vehicles per hour, will overwhelm our local roads. The significant rise in traffic will lead to congestion, making daily commutes and local travel extremely difficult for residents.
2. **HGV Navigation:** There is a high risk of HGVs missing designated turning points and entering our village. Our narrow roads and lack of adequate turning spaces make it hazardous for these large vehicles to navigate, posing severe risks to both drivers and pedestrians. This may result in hgv's entering housing estates off the main road to turn around.
3. **Pedestrian Safety:** The already busy roads in our village, Station Road, feature narrow pavements. The influx of additional traffic, particularly HGVs, will endanger pedestrians. Reducing the speed limit from 40 mph to 30 mph is essential, but it does not address the core issue of increased traffic and potential accidents.

Environmental Impact:

The construction and operation of this distribution centre will have a significant negative impact on the local environment. Increased vehicular emissions from constant traffic will degrade air quality, affecting both human health and local wildlife. Additionally, the noise and light pollution from a 24/7 operation will disturb natural habitats and contribute to overall environmental degradation. The land is currently woodland/farmland and not Brownfield.

Call for Reconsideration:

Given the substantial negative impacts on noise levels, traffic safety, and the environment, I strongly urge you to reconsider the location of this distribution centre. It is clear that this project will bring more harm than benefit to our community.

Alternative Measures:

1. **Noise Mitigation:** While I strongly oppose the construction, should it proceed, it is imperative to implement comprehensive noise reduction measures, such as sound barriers and strategic landscaping over and above that required by law.
2. **Traffic Management:** Enforce strict routes for HGVs and consider alternative access points that do not disrupt residential areas such as Wood Road. Clear signage and GPS guidance for drivers are essential.
3. **Speed Reduction:** Lower the speed limit from 40 mph to 30 mph on all roads leading to and from the proposed site to enhance pedestrian safety. Widen the pavement to provide safe walkways and cycle paths.
4. **Environmental Protections:** Implement measures to reduce emissions and light pollution. Regular environmental assessments should be conducted to monitor and mitigate impact.

I strongly believe that our village should not be subjected to the detrimental effects of this distribution centre. I urge you to consider the long-term consequences on our community and environment, and to seek alternative locations that do not pose such significant risks.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Jane Martin

2

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 23 May 2024 16:32
To: Fiona Sinfield
Subject: RE: New hq

Dear Fiona

Further to your email of 17th May, my apologies for the delay in responding but unfortunately your email had gone into the junk folder and only appeared today.

I am pleased to hear that you have seen the benefit of the new site in removing queuing vehicles from the road. I think it is a natural and understandable reaction that local residents will feel the site is too close to their properties in Bagworth and Battram, having walked the site myself last week, I am very confident that the measures we plan to take and the design of the site will ensure there is no or minimal effect on local residents due to the proximity.

I agree with the suggestion made at the consultation meeting around left turn off Wood Road into the site and left out of Station Road and it is worthy of further exploration. As I said at the meeting, I do not profess to be an expert on highway requirements but my understanding of the process is that the planning officers at Hinckley & Bosworth will consult with County Highways authorities on the location of the proposed site and impact on the local road infrastructure, this process will determine whether they deem it acceptable and what route or routes should be used. We can, of course, have dialogue with the planning officer and County Highways but ultimately any planning permission will be granted on the basis of their expert advice and requirements.

We will continue to keep you and all of the residents updated as much as possible over the coming weeks and months, there will be a natural delay in further communications until the pre-planning application has been received back from Hinckley & Bosworth planning office and we are ready to proceed with the formal planning application, probably in late summer this year. In the meantime, should you have any further questions or concerns, please do not hesitate to contact us.

Yours sincerely

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: Fiona Sinfield <mail@chrisfiona.plus.com>
Sent: Friday, May 17, 2024 5:38 PM
To: New HQ <newhq@pallex.co.uk>
Subject: New hq

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Following Tuesday's meeting I have given much thought to the proposed development. While I feel it is far too close to the houses both at Bagworth and Battram I can see that it would make travelling along Victoria Road much safer if the lorries were not waiting there. However I agree with the comments made by another lady that the site should be turned around so entry is on Wood Road. The lorries would then be turning left into it rather than right as on Station Road. I realise that this would then be in N W Leicester but would be a matter for county highways anyway.

Obviously any traffic coming from the other direction would be turning right but it appears that the majority of your lorries do come along Victoria Road. I think this would be a much safer solution.

Regards

Fiona Sinfield

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 13:47
To: wendycave68
Subject: RE: Proposed site

Hi Wendy

works w-til 3pm M-F

Kevin Buchanan, Group CEO, would like to invite you to participate in a Teams call to share the presentation given at the public consultation meetings, could you let me have your availability please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

From: wendycave68 <wendycave68@gmail.com>
Sent: Friday, May 17, 2024 10:39 AM
To: New HQ <newhq@pallex.co.uk>
Subject: RE: Proposed site

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Unfortunately i was unable to attend as i was away

Sent from my Galaxy

----- Original message -----

From: New HQ <newhq@pallex.co.uk>
Date: 17/05/2024 09:03 (GMT+00:00)
To: wendycave68 <wendycave68@gmail.com>
Subject: RE: Proposed site

Good morning Wendy

Could you confirm please whether you attended either of the public consultation meetings this week?

Kind regards

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 09:03
To: wendycave68
Subject: RE: Proposed site

Good morning Wendy

Could you confirm please whether you attended either of the public consultation meetings this week?

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: wendycave68 <wendycave68@gmail.com>
Sent: Thursday, May 16, 2024 6:22 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Proposed site

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

I strongly am against this proposal.

The new site would be on subsided land which is still moving, so is unstable. The road, Station road is a unclassified road, and has a weight limit on it, so unsuitable for hgvs. Bagworth is going to have issues getting in and out of the village with amount of hgvs on road. Devalues all properties that end of village. This site will not benefit the village in any way. Will increase noise and pollution. You can't keep roads clear at present site.

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 13:36
To: Megan Ford
Subject: RE: Bagworth consultation

Dear Megan

Mon, Wed, Fri WFT
am, early after pm anytime (not 24/5)

Thank you for your email, I have noted your interest in participating in a Teams call, could you let me have your availability during normal working hours please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

From: Megan Ford <11mford55@gmail.com>
Sent: Friday, May 17, 2024 12:37 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Bagworth consultation

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hello,

Unfortunately I was not able to attend the public consultation this week but, have heard through the grapevine that a teams call has also been suggested.

I would like to be added to the list of attendees please with this email address:

Meg.ford@aeacom.com

I only have my work laptop and teams is installed on that so makes sense to give me work email.

Many thanks,

Miss Ford

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 13:37
To: Daniel O'Donovan
Subject: RE: Teams Call - Bagworth

Dear Daniel

Mon - Wed & Fri WFH

Thank you for your email, I have noted your interest in participating in a Teams call, could you let me have your availability during normal working hours please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

-----Original Message-----

From: Daniel O'Donovan <daodonovan93@hotmail.com>
Sent: Friday, May 17, 2024 1:34 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Teams Call - Bagworth

Caution: This email originated outside the company. Please take care when clicking links or opening attachments.
When in doubt, please contact Pall-Ex IT Support Desk

Hi,

Would it be possible to be added to the Teams call once this is set up? As I was on holiday during the meetings this week.

Thanks,

Daniel O'Donovan

Sent from my iPhone

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 13:28
To: Ray Ellis
Subject: RE: Teams meeting

Dear Mr Ellis

Retired, any time

Thank you for your email, I have noted your interest in participating in a Teams call, could you let me have your availability during normal working hours please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

From: Ray Ellis <ray@ellistown.net>
Sent: Friday, May 17, 2024 12:37 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Teams meeting

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Dear Sirs

I am told there will be a teams meeting concerning Pallex site proposals. As I am a resident of Bagworth, for more than 20 years, and I could not attend last Monday's meeting, I would like, if at all possible, to be included in the teams meeting.

Please send your reply to this email address which is checked throughout each day, including weekends.

Thanking you in advance, hopefully,
regards
Ray Ellis

Jane Wragg

From: Jane Martin <jane3nc@gmail.com>
Sent: 17 May 2024 10:24
To: New HQ
Subject: Re: New HQ Bagworth Resident

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Thanks for your email Jane.

I did manage to make the meeting in Bagworth in the end as I returned from my work trip just in time for it.

I managed to ask a couple of questions at the time and I'll drop another email to you at some point about any more concerns and queries I have.

Thankyou

Sent from my iPhone

On 17 May 2024, at 10:06, New HQ <newhq@pallex.co.uk> wrote:

Good morning Jane

Please find attached plans of the proposed site. Kevin Buchanan would like to invite you to attend a Teams call to share the slides from the recent public consultations, could you let me have your availability please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

-----Original Message-----

From: Jane Martin <jane3nc@gmail.com>
Sent: Monday, May 6, 2024 10:20 AM
To: New HQ <newhq@pallex.co.uk>
Subject: New HQ Bagworth Resident

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 10:07
To: Jane Martin
Subject: RE: New HQ Bagworth Resident
Attachments: Site Axo.jpg; Main Entrance.jpg; 4092 - SK16B - Existing Proposed Site Context.pdf; 4092 - 10L - Proposed Site Plan.pdf

Good morning Jane

Please find attached plans of the proposed site. Kevin Buchanan would like to invite you to attend a Teams call to share the slides from the recent public consultations, could you let me have your availability please?

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

-----Original Message-----

From: Jane Martin <jane3nc@gmail.com>
Sent: Monday, May 6, 2024 10:20 AM
To: New HQ <newhq@pallex.co.uk>
Subject: New HQ Bagworth Resident

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Please could you send more details of the proposal please by email as I don't think I can make either of the consultancy day.

Thankyou

Jane Martin
Bagworth Resident

Sent from my iPhone

Jane Wragg

From: Jane Martin <jane3nc@gmail.com>
Sent: 06 May 2024 10:20
To: New HQ
Subject: New HQ Bagworth Resident

Caution: This email originated outside the company. Please take care when clicking links or opening attachments.
When in doubt, please contact Pall-Ex IT Support Desk

Please could you send more details of the proposal please by email as I don't think I can make either of the consultancy day.

Thankyou

Jane Martin
Bagworth Resident

Sent from my iPhone

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 12:28
To: Paul Muller
Subject: RE: NewHQ

Dear Paul

Thank you for your email of 14th May and apologies for the delay in responding but I have been tied up in back-to-back meetings for the majority of the week.

I note your comments regarding light pollution and a definite glow in the direction of Coalville, the local information in respect of this is that it is not from our site but is from Bardon 1, 2 and 3 where there are very large distribution centres such as Amazon. As we explained in the meeting, we see light pollution as one of the key factors and we will do all we can reasonably do to minimise this. This was one of the ideas put forward by experts advising us but it will not be the only measure taken or the only solution. We will keep you all advised on that as matters progress.

I note your point on noise pollution and I think one of the biggest challenges will be reversing beepers as they a legal requirement for HGVs, you are not the only person to raise this point so we are investigating what, if anything, can be done to remove or minimise this noise. I suspect it will not be possible to stop reversing beepers on vehicles whilst on site as it is a critical health & safety feature and therefore the noise must be dealt with by acoustic fencing and the design of the site as a whole, but it is a fair point to raise and we will continue to investigate all the options.

With reference to your points on traffic routing and congestion, we did take on board from several residents the idea of different entry and exit points, the decision will, in fact, be dictated through the Highways report and the whole planning process and we will be advised accordingly in due course as the process proceeds.

With reference to local smaller delivery vehicles, we do not operate any of these from either the existing or proposed site, local delivery vehicles will come from the local delivery depots of which there are three in the area: in Bardon, Hinckley and Ashby. They are all required as part of their contract with Pall-Ex to cover a designated postcode area for deliveries and are also required by contract to have a range of small vehicles that will cope with different access and weight restrictions.

Thank you for the idea to post more information on the scheme on the Company website and we will be doing so over the coming days and weeks as information is available, however, we did not want to put anything in the public domain until we had our initial consultations with Bagworth and Thornton residents.

I am pleased to hear that you are also supporting ex-service personnel, 20% of your workforce being ex-servicemen is a really good ratio, I would encourage you, if you have not already, to sign up to the Armed Forces Covenant as an employer, there are multiple benefits to this for the company and employees. We were proud to be granted the Armed Forces Gold Standard in 2022 and continue to work with other Armed Services charities such as Combat Stress and SSAFA as part of our corporate social responsibility.

Thank you for your observation and input and we will continue to work on the development of the scheme to achieve the best possible plans and input from all parties.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

Jane Wragg

From: Paul Muller <Paul.Muller@u-tacs.co.uk>
Sent: 14 May 2024 11:01
To: New HQ
Subject: NewHQ

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hello,

Thankyou Kevin, Paul and assistants for the informative presentation in Thornton last night.

A few points for your consideration:

I don't know what the job demographic of a logistics hub and HQ entails, so think you might want to add some sort of breakdown to the probable jobs in the presentation. e.g. x drivers, y FLT operators, z IT staff, etc.

Lighting. The lady from Bagworth said that the present light pollution is high. Even living in Thornton, it is noticeable that there is a definite glow in the sky in the direction of Coalville. This is worse when wet and cloudy – presumably the light reflects off the wet ground onto the low cloud. I would say that the white light from the LEDs is more noticeable than the orange/yellow light from the old sodium discharge lamps, so possibly you might want to get the architects to consider the colour of the lights. There might be information on this, if not, then you could get someone at Loughborough university to do a project on it. Could be the sort of thing someone would do an MA on! Not sure what else you can do, apart from give the drivers night vision goggles.

OTHER SITES
SUCH AS
AMAZON

WILL DO

Sound: I think the earth ramparts and trees sounds (pun intended) like good ideas, but it is good to recognize that you may have to do more. Does the no horns, etc policy extend to reversing beepers, as they can be particularly noisy, especially at night?

Access roads: I'm surprised Aldi were allowed to build their warehouse where they have, but as they have, then clearly the planning authority have assessed the impact on the local roads. With your facility increasing the traffic as well, they might need to do something more to the local roads. Possibly even consider separate entry and exit roads? While the HGVs can't go through the surrounding villages, presumably the smaller local vehicles could. Would this traffic still be at night, or is that during the day?

Glad to see you are supporting Combat Stress charity – the company I work for also supports this, especially as we have approx. 20% of our workforce as ex-servicemen.

I presume that the information and presentation will appear on your web site, after you have done the initial meetings at Thornton and Bagworth, possibly even on a 'newHQ plans' page?

CAN DO

As the person from south Africa said, it is encouraging that you are engaging with the local community at this early stage in your expansion project.

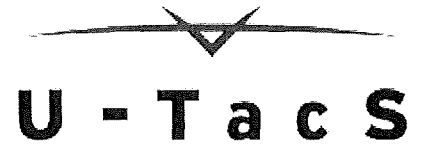
Regards

Paul

Paul Muller

Systems Engineer

✉ Paul.Muller@u-tacs.co.uk



☎ +44 7887 453157

☎ +44 116 259 4051

🌐 www.u-tacs.co.uk

🐦 [@UAVTacSys](https://twitter.com/UAVTacSys)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 11:38
To: Deborah Rea
Subject: RE: Delivery Status Notification (Failure)

Dear Deborah

plans requested & sent 17/5

Thank you for your email and your comments are noted. The hub will be built aesthetically and will adhere to environmental requirements. The planning application will be submitted to Hinckley & Bosworth Borough Council and Battram sits within North West Leicestershire, however, you are welcome to attend any further public consultation meetings we hold in Bagworth. The traffic survey is currently underway but we can forward a copy of the report once completed if you wish.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

From: Deborah Rea <deborah.rea94@gmail.com>
Sent: Thursday, May 9, 2024 4:36 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Fwd: Delivery Status Notification (Failure)

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Please see below.

Thank you,
Deborah Gillies Rea

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, 9 May 2024 at 10:35
Subject: Delivery Status Notification (Failure)
To: <deborah.rea94@gmail.com>

----- Forwarded message -----

From: Deborah Rea <deborah.rea94@gmail.com>

To: newgg@pallex.co.uk

Cc:

Bcc:

Date: Thu, 9 May 2024 10:35:42 +0100

Subject: New Global Headquarters

Good morning,

I am a member of the Battram Online Facebook page, a village very close to Pallex and very close to Bagworth. Your leaflets were dropped to people in Bagworth, however nothing was given to us. We are closer to you than Bagworth.

Because of the very long lorry queues on the entrance of PallEx on Victoria Road - especially at night - I have been forced to turn around and find an alternate route to get home to Battram. PallEx must remember that Victoria Road is not just for PallEx. Other people who live here use it as well. And now, you are talking about a new global headquarters in our area. We do NOT want to be surrounded by another warehouse/HQ. The fumes coming from lorries is bad enough. We don't want any more lorries here.

At the very least, allow us in Battram to voice our opinions and concerns. Please drop leaflets to us.

Thank you.

Deborah Gillies Rea
44 Battram Road
Ellistown, LE67 1GA

Jane Wragg

From: Deborah Rea <deborah.rea94@gmail.com>
Sent: 09 May 2024 16:36
To: New HQ
Subject: Fwd: Delivery Status Notification (Failure)

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Please see below.

Thank you,
Deborah Gillies Rea

----- Forwarded message -----


From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, 9 May 2024 at 10:35
Subject: Delivery Status Notification (Failure)
To: <deborah.rea94@gmail.com>



Address not found

Your message wasn't delivered to **newgq@pallex.co.uk** because the address couldn't be found or is unable to receive email.

LEARN MORE

 This link will take you to a third-party site

The response from the remote server was:

550 Invalid Recipient - [https://community.mimecast.com/docs/DOC-1369#550\[ykyRYzssNt6DNscL4BvwWw.uk1\]](https://community.mimecast.com/docs/DOC-1369#550[ykyRYzssNt6DNscL4BvwWw.uk1])

Jane Wragg

From: New HQ
Sent: 17 May 2024 11:31
To: Jennifer Surrey
Subject: RE: Lack of notice

Dear Jennifer

Thank you for your email, the mail shots were carried out over a two-week period prior to the public consultations, it is unfortunate that yours was at the end of the process. Although Battram is geographically close to the facility, you fall within North West Leicestershire and the planning application falls within Hinckley and Bosworth. We will consider any comments and you are welcome to attend any future meetings but the process does sit with a different council.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: Jennifer Surrey <jen678@gmail.com>
Sent: Thursday, May 9, 2024 3:04 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Lack of notice

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

The leaflet giving dates and venues of consultation meetings for a new Pallex HQ has just dropped through my letterbox in Battram Rd!
Come on guys, four days notice for a consultation meeting that affects Battram Road even more than Bagworth or Thornton is just not good enough.
I hope you will be holding further consultation meetings and giving the residents of Battram Road who are your NEAREST NEIGHBOURS, and will be most affected, a reasonable period of notice.

Jennifer Surrey

Jane Wragg

From: Jennifer Surrey <jen678@gmail.com>
Sent: 09 May 2024 15:04
To: New HQ
Subject: Lack of notice

Caution: This email originated outside the company. Please take care when clicking links or opening attachments.
When in doubt, please contact Pall-Ex IT Support Desk

The leaflet giving dates and venues of consultation meetings for a new Pallex HQ has just dropped through my letterbox in Battram Rd!
Come on guys, four days notice for a consultation meeting that affects Battram Road even more than Bagworth or Thornton is just not good enough.
I hope you will be holding further consultation meetings and giving the residents of Battram Road who are your NEAREST NEIGHBOURS, and will be most affected, a reasonable period of notice.

Jennifer Surrey

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 11:18
To: Jay Bhundia
Subject: RE: New hub
Attachments: Site Axo.jpg; Main Entrance.jpg; 4092 - SK16B - Existing Proposed Site Context.pdf; 4092 - 10L - Proposed Site Plan.pdf

Good morning Jay

Please find attached plans as requested, we have not yet submitted the planning application, we are at pre-planning stage.

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: Jay Bhundia <jay.bhundia@oceanled.com>
Sent: Monday, May 6, 2024 10:30 AM
To: New HQ <newhq@pallex.co.uk>
Subject: New how

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good morning

Thank you for the leaflet to my home address

Would you mind letting me have the planning application number or a copy of the submitted plans please

Jane Wragg

From: Jay Bhundia <jay.bhundia@oceanled.com>
Sent: 06 May 2024 10:30
To: New HQ
Subject: New how

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good morning

Thank you for the leaflet to my home address

Would you mind letting me have the planning application number or a copy of the submitted plans please

Much appreciated
Jay

Sent from Outlook for iOS

Jane Wragg

From: New HQ
Sent: 16 May 2024 16:45
To: 'Kerry Hynard'
Subject: RE: Proposed New Headquarters

Hi Kerry

Kevin Buchanan has asked whether you attended either of the residents' meetings. If not, he invites you to attend a Teams call to share some of the slides from those meetings.

I look forward to hearing from you.

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: Kerry Hynard <kerryhynard@hotmail.co.uk>
Sent: Thursday, May 2, 2024 2:22 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Proposed New Headquarters

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi,

I have been advised that there are proposals for a new HQ, please can you send me more information regarding this.

Jane Wragg

From: Kerry Hynard <kerryhynard@hotmail.co.uk>
Sent: 02 May 2024 14:22
To: New HQ
Subject: Proposed New Headquarters

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi,

I have been advised that there are proposals for a new HQ, please can you send me more information regarding this.

As a resident of Bagworth who regularly returns to the village late and has felt forced to put our lives at risk due to the congestion caused by large queues I would be interested to hear your proposals.

Last night at 11pm we were met with a queue of lorries all the way back to the first roundabout so had to turn around and go back via Ellistown and lorries were clearly ignoring the sign telling them not to go down the road

Many thanks

Kerry

Sent from [Outlook for Android](#)

APPENDIX 3
EMAIL RESPONSES - NO REPLY

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 23 May 2024 10:43
To: Geoff Suart
Subject: RE: Questions about the proposals for a new global headquarters for Pallex.

Good morning Geoff

Sorry to hear you were not able to attend the recent public consultation meeting but, if you would like to see the full presentation, we are arranging some online Teams meetings for people such as yourself who were unable to attend. Please liaise with my PA, Jane, and she will work with you to accommodate should you wish to participate.

I will start by advising you that we are in very early stages of the project and have submitted a pre-planning application which helps us to assess the pros and cons and likelihood of a planning application being approved. Depending on the response to the pre-planning application, further work will need to be done before submitting a formal planning application probably later this summer.

With reference to your comments on the location of the proposed site, we have been looking for an alternative site for more than 5 years and there are very limited suitable locations in either North West Leicestershire or Hinckley & Bosworth. Disruption to the national forest at the proposed entry to the site is, in fact, very limited as we plan to use an existing space between the trees in order that we minimise the need for any replanting. However, as I am sure you are aware, there are rules associated with biodiversity and offset planting so, as part of the Option Agreement on the proposed site, we have available to us up to 8 acres for replanting which is substantially more than any disruption to the national forest entry point. The majority of this tree planting will be to the north elevation of the site which completes the screening of the location on other elevations with tree planting and existing hedges, this will be done deliberately to protect and limit the view of the site to residents in Bagworth.

I note your comments regarding the national distribution centre for Aldi, which is substantially larger than the site we are proposing and sits on a hill rather than secluded behind a tree boundary as our proposed site does. It is within our control to determine who takes over the existing Pall-Ex site and it would not be in our best interest to allow a comparable logistics business to take over occupation and with whom we would compete for local labour. The emergence of Aldi as a significant employer is already of significant concern. The main route for vehicles to the current Pall-Ex site will remain the same should we move to the proposed site, there is only a few hundred yard difference and therefore the majority of the journey will continue as it is today.

With reference to your query on analysis carried out on light, sound and air pollution, again we are in very early stages of the project but it is a requirement that light, sound and pollution surveys are carried out as part of the planning process, and our presentation to the residents explained that we will be doing everything possible to ensure that we not only meet the required standards but also do everything reasonably possible to minimise the effect on local residents. It is our intention to improve traffic disruption which is a key motivation for the move and any light, sound and air pollution as part of the move, the knowledge and technology available to us today is significantly improved compared to when the existing site was built almost 20 years ago.

As we are in very early stages of the process, we have not yet established either a construction partner or plan but will be doing everything possible to minimise any disruption to the local residents in that process. There are no plans at present to individually compensate local residents as we believe that any disruption will be minimal. However, we already do invest in the local community and will continue to do so as this project develops and into the future, as we become partners with the local community it is anticipated that our Pall-Ex Group Charitable Foundation will make regular substantial contributions to things such as school visits, local community events and community infrastructure.

I trust you find my response helpful, should you wish to receive further information please liaise with Jane and she will ensure you get a slot on the Teams calls.

Yours sincerely

Kevin Buchanan
Group Chief Executive Officer

From: Geoff Suart <geoffsuart.t21@btinternet.com>
Sent: Wednesday, May 22, 2024 2:21 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Questions about the proposals for a new global headquarters for Pallex.

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good afternoon,

Unfortunately I missed the public consultation as I was abroad on holiday.

I have been following the reports and comments on the proposal as shared at the meeting and I have several questions.

1. The current Pallex site was previously a brown field site where the Bagworth railway shunting yard for coal wagons was situated. Why is the new proposed site a currently greenfield site which has significant National Forest tree planting in situ , and could a suitable brownfield site not be found anywhere in the County of Leicestershire with suitable nearby motorway access via A class rather than B class roads?
2. With the new National Aldi distribution centre on Wood Lane coming on stream, and with the possibility that the current Pallex site being sold to another logistics firm in the future, and the possibility of an enlarged new Pallex site, has a full analysis been done which can be published of the potential total lorry movements on existing B class roads in and around Bagworth?
3. Has any analysis been carried out of the current and future light, sound and air pollution resulting from the possible move to the proposed new premises compared to existing levels and will this be published for residents of Bagworth and neighbouring villages?
4. The construction impact of the possible new Pallex Headquarters will evidently be significant. What plans are there to compensate residents in Bagworth and other nearby villages for that and potential disruptions during the build if plans do go ahead?

I look forward to receiving some answers to these initial questions.

Yours sincerely,

Geoff Suart

Jane Wragg

From: Jane Wragg
Sent: 22 May 2024 08:58
To: rachael@yaf.ai
Subject: Pall-Ex presentation
Attachments: Residents Meeting Bagworth Thornton V5.pdf

Hi Rachael

As requested, please find attached the presentation shared at the recent residents' meetings for you to discuss with your neighbours.. I also shared with Kevin Buchanan your suggestion of staggered start and finish times.

To give you a better understanding, Kevin would like to invite you to a Teams call at a time convenient for yourself, if you would like to participate, please let me know.

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Rachael
07528 547868
rachael@yaf.ai
Send
Presentation for elderly
neighbours &
invite to Teams call
Suggested staggered start
& finish times (used
to drive new handover
& that's how they overcome
planning objections).

Jane Wragg

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: 18 May 2024 09:51
To: New HQ
Subject: RE: Information Request

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Dear Kevin,

Thank you for providing these details – I appreciate it very much.

Unfortunately I cannot commit to a meeting – kind as this offer is – as my mother is currently very ill in hospital. I am not able to confirm any convenient dates at this time, but if the offer still stands in the future then I would be glad to take you up on the opportunity.

Many thanks

KRs

Sandra Crompton
Bagworth resident.

From: New HQ <newhq@pallex.co.uk>
Sent: Friday, May 17, 2024 11:49 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Dear Sandra

Thank you for your email, the plans are attached for your information. I would like to invite you to a Teams call to share the presentation from the public consultation meetings, could you let me have your availability within normal working hours please?

I look forward to hearing from you.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: Wednesday, May 15, 2024 9:27 AM
To: New HQ <newhq@pallex.co.uk>
Subject: RE: Information Request

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 11:49
To: Sandra Crompton
Subject: RE: Information Request
Attachments: Main Entrance.jpg; 4092 - 10L - Proposed Site Plan.pdf; 4092 - SK16B - Existing Proposed Site Context.pdf; Site Axo.jpg

Dear Sandra

Thank you for your email, the plans are attached for your information. I would like to invite you to a Teams call to share the presentation from the public consultation meetings, could you let me have your availability within normal working hours please?

I look forward to hearing from you.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

From: Sandra Crompton <sandra@unitysoftware.co.uk>
Sent: Wednesday, May 15, 2024 9:27 AM
To: New HQ <newhq@pallex.co.uk>
Subject: RE: Information Request

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Thank you. I look forward to hearing from you.

KRS

Sandra Crompton

From: New HQ <newhq@pallex.co.uk>
Sent: Wednesday, May 15, 2024 9:03 AM
To: Sandra Crompton <sandra@unitysoftware.co.uk>
Subject: RE: Information Request

Good morning Sandra

Thank you for your email, I will discuss your request with Kevin Buchanan, Group CEO, and send further information as soon as possible.

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Last name: Crompton

Email: sandra@unitysoftware.co.uk

Phone: 01530231171

Message: Hi there. Apologies I can't attend the Bagworth meeting tonight at the Community Centre about your new HQ plans but I am very interested to know more about them, as a Bagworth resident. Where can I find more details please and an idea of the timeline for your plans? Many thanks, Sandra Crompton

Editor X - Pall-Ex

Notification sent via Wix Automations

■

I am committed to ensuring a work life balance for myself and my colleagues.

I am sending this email at a time convenient for me. Please respond at a time convenient for you.

The contents of this e-mail and its attachments are intended solely for the original recipient and express the views of the author, and not necessarily those of the company. Any feedback or observations are those of the author based on their understanding of relevant legislation. If you are not the intended recipient please delete without copying or forwarding, and inform the sender that you received it in error - thank you. (Ref:PLXEMLD1)

Jane Wragg

From: Jack Bedford
Sent: 14 May 2024 16:09
To: New HQ
Subject: FW: Information Request

Good afternoon,

Please see the below,

Kind regards

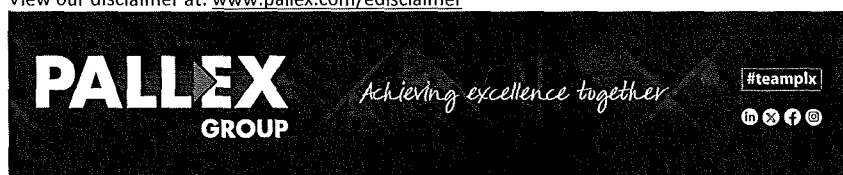
Jack Bedford
Marketing Assistant



Tel: +44 (0)1530 239 000
URL: www.pallex.com



Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, United Kingdom, LE67 1FH
View our disclaimer at: www.pallex.com/edisclaimer



From: no-reply@crm.wix.com <no-reply@crm.wix.com>
Sent: Tuesday, May 14, 2024 3:26 PM
To: info <info@pallex.co.uk>
Subject: You have received a new notification from Editor X - Pall-Ex

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

New submission received - Contact us
Your Contact us form got a new submission:

Notification Summary:
First name: Sandra

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 15:57
To: John McC
Subject: RE: New HQ Presentation, Bagworth Community Centre, 14th May 2024

Dear Mr McCulloch

My apologies for the delay in responding although I see some correspondence may have crossed and you will be aware we responded on 16th May. We do not have a team dedicated to responding to queries but will always respond on a timely basis.

I know from your email of 15th May that you are unhappy not to have had a response from our Marketing Manager but again I think our correspondence has crossed. You have, in fact, all of the information we have available to provide you on the development scheme and have heard the presentation that we provided on Tuesday night. Now that we have completed that consultation meeting, we do plan to start to post information on the Company website to make it available to residents as matters develop.

My apologies if you feel that our attempts to contact and manage the meeting fell short of your previous experiences but it was in fact the first time any of us had conducted such a meeting and naturally emotions were running high, it was challenging to retain order amongst some elements of the room who were allowing their emotions to overspill and disrupt what could have been a smoother process.

Finally, I note your comments about contact in July 2023, I have no records of this and would need to understand who you contacted, however it is true we have been struggling for several years to overcome the traffic management issues which the current site creates and we are seeking to improve the communications with the local community in every way possible, this is why a dedicated email has now been created and all correspondence comes directly to the PAs. I hope you now feel you have all the information which is available at this stage but, if you would like a private Teams call to go through any of the points raised at the meeting which you are still unsure of, I would be happy to schedule a call at an appropriate time.

I look forward to hearing from you in due course.

Kind regards

Kevin Buchanan
Group Chief Executive Officer

-----Original Message-----

From: John McC <johnmcculloch@hotmail.com>
Sent: Wednesday, May 15, 2024 4:07 PM
To: New HQ <newhq@pallex.co.uk>
Subject: New HQ Presentation, Bagworth Community Centre, 14th May 2024

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Dear Sirs,

Jane Wragg

From: John McC <johnmcculloch@hotmail.com>
Sent: 15 May 2024 16:07
To: New HQ
Subject: New HQ Presentation, Bagworth Community Centre, 14th May 2024

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Dear Sirs,

Thank you for your presentation, giving insight into Pallex's proposal, and the public consultation, for its new HQ/Plant.

It was unfortunate that some members of the community were so vocal, without having given chance for Mr. Buchanan to give fuller answers.

My own questions were adequately dealt with, thus far, but I have to say that I am somewhat disappointed that my acknowledged comments referring to unanswered emails/telephone calls/online forms, made last year, in respect of community support, were not followed up after the meeting.

Mr Buchanan indicated that your Marketing Manager would be happy to speak with me regarding this, but there was no approach made.

I did avail myself of the Charitable Foundation Request Form after the meeting closed, but this is hardly proactive and it felt quite dismissive.

My own career, in the Quarrying industry, often involved local community meetings and the distinction between those and your meeting from last evening was quite

evident. In fact, the lack of direct response after the presentation simply mirrored that of my attempts to contact Pallex in July 2023.

I trust that your involvement and professionalism in future will improve, as there will be many more opportunities for you to show clarity in your plans and indeed any proposals that the villagers might wish to counter.

Kind Regards

John McCulloch

(Bagworth resident)

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 16 May 2024 16:36
To: John McC
Subject: RE: New Global Headquarters, Leicestershire
Attachments: 4092 - 10L - Proposed Site Plan.pdf; 4092 - SK16B - Existing Proposed Site Context.pdf; Main Entrance.jpg; Site Axo.jpg

Dear Mr McCulloch

I have discussed your request with Kevin Buchanan and he has responded as follows:

1. Drawings are attached for your information.
2. Size of proposed development: 31 acres, 400,000 sq.ft.
3. **Traffic routes: survey is underway**, we can provide a copy once it is complete
4. Timelines: This is subject to planning but looking at 2026/27
5. **Mitigation of destruction of habitats: Survey underway**, we can provide a copy once it is complete

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

-----Original Message-----

From: John McC <johnmcculloch@hotmail.com>
Sent: Thursday, May 2, 2024 2:05 PM
To: New HQ <newhq@pallex.co.uk>
Subject: New Global Headquarters, Leicestershire

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Sirs,

I have attempted to find details of the above, without success.

Please provide information regarding the above.

Details should include:

- 1) Area plan

Jane Wragg

From: John McC <johnmcculloch@hotmail.com>
Sent: 02 May 2024 14:05
To: New HQ
Subject: New Global Headquarters, Leicestershire

Caution: This email originated outside the company. Please take care when clicking links or opening attachments.
When in doubt, please contact Pall-Ex IT Support Desk

Sirs,

I have attempted to find details of the above, without success.

Please provide information regarding the above.

Details should include: ✓

- 1) Area plan
- 2) Size of proposed development 31 acres 400,000 Sq Ft
- 3) Proposed traffic routes, to and from the proposed development x survey underway
- 4) Proposed timelines for the proposed development subject to planning 26/27.
- 5) Mitigation of destruction of habitats x survey underway

Thank you, in anticipation.

Yours faithfully,

John McCulloch (Local Resident)

Jane Wragg

From: r anderson <randerson@post.com>
Sent: 17 May 2024 11:27
To: New HQ
Subject: Re: RE: Public Consultations

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hello Jane, thanks for your reply.

I've found I'm going to be without an Internet connecting for a couple of weeks unfortunately. Could I get in touch when I could have Teams running on a decent-sized screen again please?

Thanks for your help

Richard Anderson

On 16/05/2024, 16:43 New HQ <newhq@pallex.co.uk> wrote:

Dear Richard

Kevin Buchanan would like to invite you to a Teams call to share the slides presented at the public consultations, could you let me have your availability please?

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



Rachael (Battam)
07528 547868
rachael@yaf.ai
Presentation

From: r anderson <randerson@post.com>
Sent: Friday, May 3, 2024 8:15 AM
To: New HQ <newhq@pallex.co.uk>
Subject: Public Consultations

Jane Wragg

From: New HQ
Sent: 16 May 2024 16:44
To: r anderson
Subject: RE: Public Consultations

Dear Richard

Kevin Buchanan would like to invite you to a Teams call to share the slides presented at the public consultations, could you let me have your availability please?

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: r anderson <randerson@post.com>
Sent: Friday, May 3, 2024 8:15 AM
To: New HQ <newhq@pallex.co.uk>
Subject: Public Consultations

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hello.

I'm a resident of Thornton but can't make either of the proposed dates, 13th & 14th May.

I would still like to understand what is being proposed and to have a realistic way of asking questions/contributing however. Is there another way to achieve this?

Thanks for your help.

Richard Anderson

Jane Wragg

From: r anderson <randerson@post.com>
Sent: 03 May 2024 08:15
To: New HQ
Subject: Public Consultations

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hello.

I'm a resident of Thornton but can't make either of the proposed dates, 13th & 14th May.

I would still like to understand what is being proposed and to have a realistic way of asking questions/contributing however. Is there another way to achieve this?

Thanks for your help.

Richard Anderson

Jane Wragg

From: New HQ
Sent: 17 May 2024 12:05
To: 'Nicola Parkerpayne'
Subject: RE: Information request

Dear Nicola

Thank you for your email, I would like to invite you to attend a Teams call to share the presentation given at the public consultation meetings, if you wish, could you let me have your availability during normal working hours please?

Kind regards

Kevin Buchanan
Group Chief Executive Officer

From: Nicola Parkerpayne <nparkerpayne@me.com>
Sent: Thursday, May 16, 2024 6:43 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Re: Information request

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi Jane,

Thank you very much for sending this over.

I have a few questions and a few initial concerns.

Questions & concerns

How many lorry's can be held on site waiting to unload ?

How many lorry's per hour will be entering / leaving the site per hour and what is the number at the current site?

How will you guarantee your lorry's will not be blocking access to the village?

The area indicated regularly floods, how do you intend to deal with this? Will there be on going support for any issues that may be caused for the water finding a new area to drain to?

What wildlife is in the area that you plan to demolish? Has any provisions been put in place?

What are you plans to ensure the village will not hear the site at all during non office hours?

Do you plan to invest in the reopening of the Ivanhoe railway which would not only help the village but help get your workers to site, reducing cars?

Jane Wragg

OFFER Teams

CALL:

From: Nicola Parkerpayne <nparkerpayne@me.com>
Sent: 16 May 2024 18:43
To: New HQ
Subject: Re: Information request

Mr J SIM
TO DO PRESENTATION

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi Jane,

Thank you very much for sending this over.

I have a few questions and a few initial concerns.

Questions & concerns

How many lorry's can be held on site waiting to unload ?

How many lorry's per hour will be entering / leaving the site per hour and what is the number at the current site?

How will you guarantee your lorry's will not be blocking access to the village?

The area indicated regularly floods, how do you intend to deal with this? Will there be on going support for any issues that may be caused for the water finding a new area to drain to?

What wildlife is in the area that you plan to demolish? Has any provisions been put in place?

What are you plans to ensure the village will not hear the site at all during non office hours?

Do you plan to invest in the reopening of the Ivanhoe railway which would not only help the village but help get your workers to site, reducing cars?

Have you considered using biofuels and electric for your lorry's and plant truck?

What long term value can you add to the village?

I understand the you can "offset" carbon emissions and "offset" tree cut down by planting more, will you be doing this and if so will this benefit the village ?

And finally what is the timeline and next steps for the planning process and how do you intent to keep the village informed.

Many thanks
Nicky

Sent from my iPhone

On 16 May 2024, at 16:34, New HQ <newhq@pallex.co.uk> wrote:

Hi Nicky

Please find attached plans as requested.

If you require any further information, please let me know.

Kind regards

Jane Wragg
Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000
Direct line: +44 (0)1530 447820
URL: www.pallex.co.uk
Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

-----Original Message-----

From: Nicola Parkerpayne <nparkerpayne@me.com>
Sent: Tuesday, May 14, 2024 10:01 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Information request

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Hi

I live in the local village, can you please send me your proposed plans? I was in able to make the meeting.

Many thanks
Nicky
Sent from my iPhone

I am committed to ensuring a work life balance for myself and my colleagues.
I am sending this email at a time convenient for me. Please respond at a time convenient for you.

The contents of this e-mail and its attachments are intended solely for the original recipient and express the views of the author, and not necessarily those of the company. Any feedback or observations are those of the author based on their understanding of relevant legislation. If you are not the intended recipient please delete without copying or forwarding, and inform the sender that you received it in error -

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 11:57
To: Simon Turner
Subject: RE: Further Information re new headquarters
Attachments: Site Axo.jpg; 4092 - 10L - Proposed Site Plan.pdf; 4092 - SK16B - Existing Proposed Site Context.pdf; Main Entrance.jpg

Dear Simon

Thank you for your email, the plans are attached for your information. We are at very early stages and are looking to submit the planning application late in the summer. It would not have been possible to minute the meeting on Monday given the conduct of some of the residents present. However, I would like to invite you to attend a Teams call to run through the presentation shared at the public consultation meetings, if you wish to attend, could you let me have your availability within normal working hours please?

Kind regards

Kevin Buchanan
Group Chief Executive Officer

From: Simon Turner <turner2015@aol.co.uk>
Sent: Tuesday, May 14, 2024 9:24 PM
To: New HQ <newhq@pallex.co.uk>
Subject: Further Information re new headquarters

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good evening,

I am a resident in Bagworth and was unable to attend the meetings held this week regarding your new HQ. I was wondering if you would be able to send me any information about what was discussed and if I could be sent a copy of the minutes.

As I'm sure you can understand there has been a lot on social media and I would like to hear 1st hand.

Regards
Alice Turner

Sent from the all-new AOL app for iOS

Jane Wragg

From: Simon Turner <turner2015@aol.co.uk>
Sent: 14 May 2024 21:24
To: New HQ
Subject: Further Information re new headquarters

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Good evening,

I am a resident in Bagworth and was unable to attend the meetings held this week regarding your new HQ. I was wondering if you would be able to send me any information about what was discussed and if I could be sent a copy of the minuets.

As I'm sure you can understand there has been a lot on social media and I would like to hear 1st hand.

Regards
Alice Turner

Sent from the all-new AOL app for iOS

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 09:55
To: ann powley
Subject: RE: New global headquarters
Attachments: Site Axo.jpg; Main Entrance.jpg; 4092 - SK16B - Existing Proposed Site Context.pdf; 4092 - 10L - Proposed Site Plan.pdf

Good morning Ann

Please find attached plans of the proposed site. Kevin Buchanan would like to invite you to attend a Teams call to share the slides from the recent public consultations, could you let me have your availability please?

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH



From: ann powley <powleyann@hotmail.com>
Sent: Saturday, May 4, 2024 8:24 AM
To: New HQ <newhq@pallex.co.uk>
Subject: New global headquarters

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Hello

I live in Bagworth and have received notification of meetings regarding your proposed new headquarters. As I am unable to attend either of these meetings I would be grateful if you could send me details regarding your proposed new site etc.

Thank you

Jane Wragg

From: ann powley <powleyann@hotmail.com>
Sent: 04 May 2024 08:24
To: New HQ
Subject: New global headquarters

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Hello

I live in Bagworth and have received notification of meetings regarding your proposed new headquarters. As I am unable to attend either of these meetings I would be grateful if you could send me details regarding your proposed new site etc.

Thank you

Yours faithfully,

Jane Wragg

From: New HQ <newhq@pallex.co.uk>
Sent: 17 May 2024 09:51
To: Andrew Platts
Subject: RE: Public consultation - Pallex
Attachments: 4092 - 10L - Proposed Site Plan.pdf; 4092 - SK16B - Existing Proposed Site Context.pdf; Main Entrance.jpg; Site Axo.jpg

Good morning Andrew

I have discussed your email with Kevin Buchanan and he has responded as follows:

- A copy of the plans are attached as requested.
- Traffic survey is underway, we are in the early stages and currently at pre-planning stage
- Ecology survey is underway
- Drainage survey is underway
- We employ 500 people for the current hub, we hope to see this rise to 700 for the new hub. 56% of the current workforce live within a 10-mile radius.
- The split between blue collar and office staff is currently 60/40. We have a huge programme on recruitment, part of our strategic ambitions as a Company is to be a local employer of local people. We have a dedicated recruitment manager and training manager, we have developed an in-house training programme which gives an accredited qualification, this enables Fork Lift Truck drivers to progress to management. We also have dedicated departmental training programmes such as IT and Finance. We have a graduate programme with the first 3 candidates graduating this summer. We are connected with a large number of secondary schools to raise awareness of the opportunities in the logistics industry but recruitment is our biggest challenge, paying good wages and benefits is not enough. We are connected to the Armed Forces and in 2022 we were awarded the Armed Forces Gold Standard as an employer around the work we do with Armed Forces charities such as Combat Stress and SSAFA, working with reservists and people coming out of the military, this forms part of our strategy. It is a huge effort with apprenticeships and degree courses to be employer of choice with local experienced young people.

We will forward a copy of the requested surveys once they are complete.

Kind regards

Jane Wragg

Executive Assistant to Kevin Buchanan, Group CEO

Tel: +44 (0)1530 239000

Direct line: +44 (0)1530 447820

URL: www.pallex.co.uk

Pall-Ex Group, Pall-Ex House, Victoria Road, Ellistown, Leicestershire, LE67 1FH

Jane Wragg

From: Andrew Platts <andyplatts1@outlook.com>
Sent: 03 May 2024 17:39
To: New HQ
Cc: luke.evans.mp@parliament.uk; Cllr.harris.btpc@gmail.com;
Cllr.george.bandtpc@btinternet.com; Cllr.malcherczyk.btpc@gmail.com;
cllr.ocallaghan.btpc@gmail.com
Subject: Public consultation - Pallex

Caution: This email originated outside the company. Please take care when clicking links or opening attachments. When in doubt, please contact Pall-Ex IT Support Desk

Dear sir or madam

As a resident of the Bagworth and Thornton local communities for the past 30 years, we are in receipt of your recent flyer in respect of a new global headquarters at Bagworth. Given the ongoing major traffic and noise issues that your company presents to the local area, we read this flyer with great concern.

I'm away on business w/c 13 May, and I have a vested interest in the points on your flyer claiming increased career opportunities for the local area and how your proposal aims to solve the ongoing dangerous situations with station terrace, which as you may be aware, becomes a lorry park at certain times of the day, along with the associated risk to life that this presents.

This spin on local career opportunities and traffic is unnecessary. What we need to see to reduce the impact of your activity on the local community, is fact, and positive intervention from the Pallex brand. The only thing I see from your flyer, is the Pallex proposal to seize an opportunity to expand their operations and in turn increase revenue and profit with no due consideration at all for the local community. If I am incorrect in this assumption, please feel free to provide evidence to the contrary. May I therefore respectfully seek under a formal subject access request;

- a copy of the proposed plans showing existing and proposed ✓
- Copy of traffic / transportation survey which we assume will accommodate the imminent opening of the local Aldi distribution hub ✓
- Copy of the local ecology survey to support any proposed application ✓
- Copy of the local drainage survey to support any proposal ✓
- Number of existing white and blue collar workers and percentage of which work within a 5 mile radius of the existing site, and ✓
- Number of proposed white and blue collar workers and how you propose to attract and retain workers within a 5 mile radius of the site

Many thanks in anticipation of your cooperation with these important matters.

Mr. Andrew Platts
9 Hawthorne Road
Bagworth
Leicestershire
LE671GU
Tel: 07900 540 597

Sent from [Outlook for iOS](#)

Employ 500 people for the current HQ, we hope to see this rise and employ up to 700 workforce.

56% live within 10 mile radius, fairly even split between North West Leicestershire District Council and Hinckley & Bosworth Borough Council.

25-30% of our staff come from Hinckley & Bosworth and the balance from NWLDC.

Batram is as close as Bagworth and is NWLDC.

Blue collar and office staff currently 60/40

We have a huge programme on recruitment, part of our strategic ambitions as a company is to be a local employer of local people. We have a dedicated recruitment manager and training manager, we have developed an in-house training programme which gives an accredited qualification, this enables Fork Lift Truck drivers to progress to management. We also have dedicated departmental training programmes such as IT and Finance. We have a graduate programme with the first 3 candidates graduating this summer.

We are connected with a large number of secondary schools to raise awareness of the opportunities in the logistics industry but recruitment is our biggest challenge, paying good wages and benefits is not enough.

We are connected to the Armed Forces and in 2022 we were awarded the Armed Forces Gold Standard as an employer around the work we do with Armed Forces charities such as Combat Stress and SSAFA to work with reservists and people coming out of the military, this forms part of our strategy.

It is a huge effort with apprenticeships and degree courses to be employer of choice with local experienced young people.

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VALUATION