

## Planning And Infrastructure

Planning And Development

Please ask for: Adam Mellor

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Our Ref: 25/00807/NAC

Date: 22 July 2025

Matt Jedruch  
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LE10 0FR

Dear Sir/Madam

### **PLANNING CONSULTATION RESPONSE**

**Proposal:** The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping 25/00523/FUL

**Location:** Wiggs Farm Wood Road Nailstone Coalville

### **YOUR APPLICATION REFERENCE 25/00523/FUL**

With reference to your consultation on the above, I am writing to advise you that North West Leicestershire District Council objects to the proposals.

The District Council objects to application 25/00523/FUL on the basis that the application is premature when accounting for the allocation of land to the north of Wood Road as part of the emerging North West Leicestershire (NWL) Local Plan, as well as the potential allocation of the application site as part of the emerging Hinckley and Bosworth Borough Council (HBBC) Local Plan, and the need for the cumulative highway impacts of development on both sites to be appropriately addressed together. The proposed development could also adversely impact on the highway infrastructure within NWL, and the submitted noise assessment (NA) does not adequately address the noise implications which would arise as a result of the development to residential receptors which would include those within NWL.

Yours faithfully



**Jenny Davies**  
Planning and Development Team Manager  
Proper Officer of the Council