
From: Sullivan Archer
Sent: 23 January 2025 15:39
To: Planning Folder New
Subject: FW: Consultation response - Land South Of The A5 Padge Hall Farm (24/01099/REM)
Attachments: JPD01661.pdf; 040686 Padge Hall Idscp sketch response 18.12.24.pdf; 040686 Ecology.pdf

From: Jasmine PrestonWood <Jasmine.PrestonWood@nuneatonandbedworth.gov.uk>
Sent: 23 January 2025 15:33
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Consultation response - Land South Of The A5 Padge Hall Farm (24/01099/REM)

Good afternoon

Please find attached NBBCs response to the consultation request for 24/01099/REM.

Kind regards

Jasmine Preston-Wood

Senior Planning Officer

T: 024 7637 6328

Follow us: @nbbbcouncil

From 1st September 2024 we will be using our adopted [Local Validation Checklist](#) to validate all new planning applications, please follow the link to find out more prior to submitting an application.



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Enquiries to: Jasmine Preston-Wood

Direct Dial: (024) 76376328

Direct Email: jasmine.prestonwood@nuneatonandbedworth.gov.uk

Date: 23 January 2025

Our Ref: 040744

Your Ref: **24/01099/REM**

Dear Hinckley & Bosworth Borough Council,

Proposal - Approval of reserved matters (landscaping) on Hybrid application 21/01191/HYB for the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices (ref 24/01099/REM) (Hinckley and Bosworth Borough Council consultation)

Location - Padge Hall Farm Watling Street, Hinckley

Thank you for consulting with NBBC with regards to this application.

We have also received an application for the same which can be found under reference 040686 and is currently pending consideration. I note that you have received a consultee request in relation to this and a holding response has been received.

Amendments have been sought from the applicant in relation to comments received from NBBC Open Space Officer and WCC Ecology officer. A copy of these comments are attached for your reference.

Please note that the comments from the Open Space officer have specifically requested that their comments are taken into consideration as part of your application where parts of the application site are outside of NBBCs boundary.

Furthermore, your consultation was advertised on the weekly list on 22nd January 2025 for a period of 14 days. Should any comments be received following this consultation period I will forward these on to you.

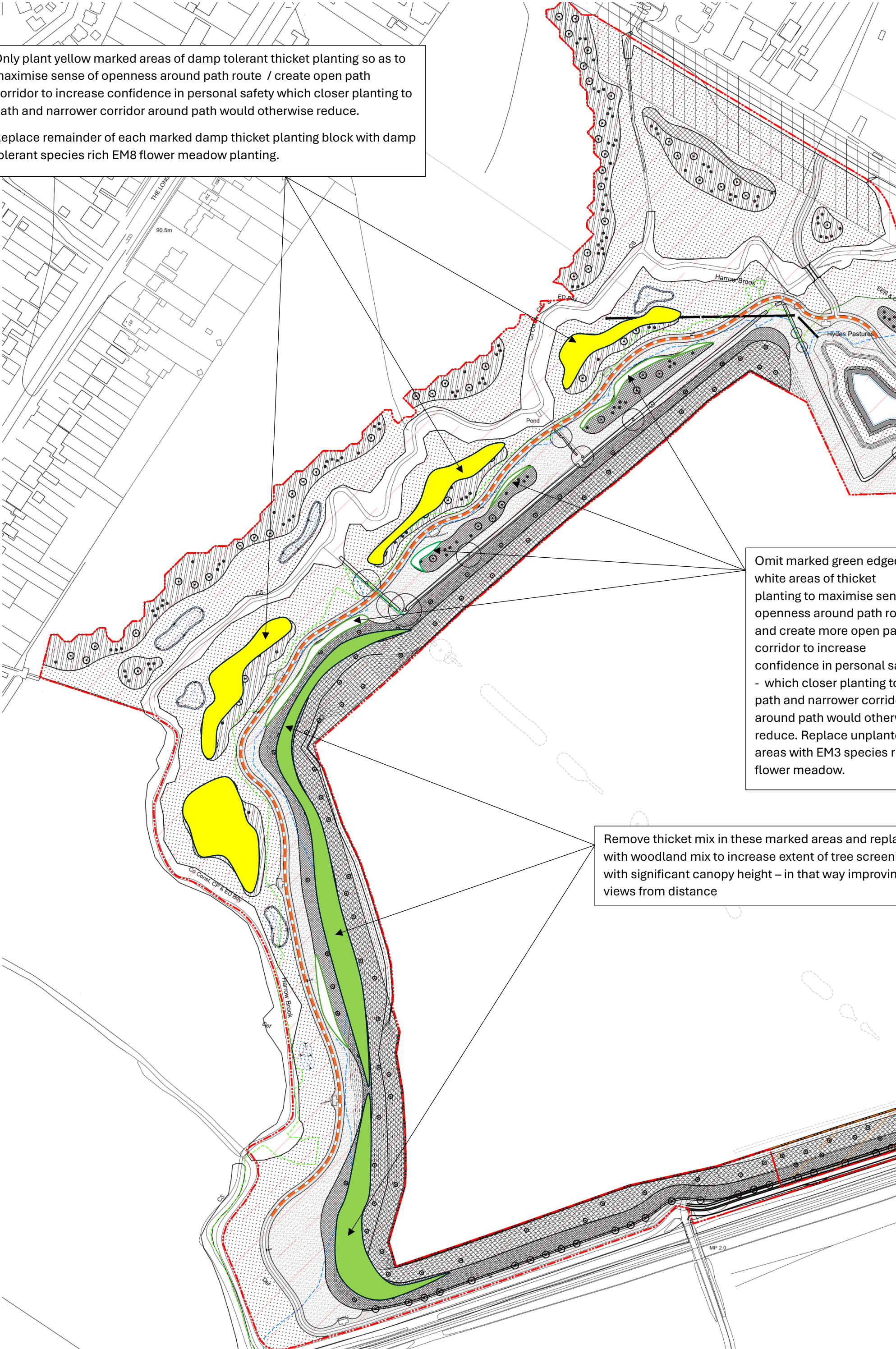
Should any further information or amendments be received in relation to your application we would welcome the opportunity to provide further comments.

Kind regards

Jasmine Preston-Wood
Senior Planning Officer

Only plant yellow marked areas of damp tolerant thicket planting so as to maximise sense of openness around path route / create open path corridor to increase confidence in personal safety which closer planting to path and narrower corridor around path would otherwise reduce.

Replace remainder of each marked damp thicket planting block with damp tolerant species rich EM8 flower meadow planting.



Omit marked green edged white areas of thicket planting to maximise sense of openness around path route and create more open path corridor to increase confidence in personal safety - which closer planting to path and narrower corridor around path would otherwise reduce. Replace unplanted areas with EM3 species rich flower meadow.

Remove thicket mix in these marked areas and replace with woodland mix to increase extent of tree screening with significant canopy height - in that way improving views from distance

CONSULTATION RESPONSE FROM WARWICKSHIRE COUNTY COUNCIL: ECOLOGY

DISTRICT OR BOROUGH	Nuneaton and Bedworth Borough Council	
APPLICATION NUMBER	040686	
ADDRESS	Padge Hall Farm, Watling Street, Hinckley, Leicestershire	
PROPOSAL	Approval of reserved matters relating to landscaping (following approval of outline permission 038340 - hybrid application comprising an outline application for development of distribution and industrial buildings (B2 & B8) including ancillary offices, earthworks, green infrastructure, and landscaping, and demolition of existing)	
CASE OFFICER	Jasmine Preston-Wood	
DEPARTMENT	Ecology	
NAME OF CONSULTEE	Mariya Tarnavska	
DATE COMMENTS SENT	09/01/2025	
RECOMMENDATION FROM SPECIALIST PLANNING ADVICE SERVICE	No comment	
	No objection	
	Condition	
	Further information required	✓
	Refusal	
REASON FOR RECOMMENDATION		
Thank you for consulting WCC Ecology on this application. We welcome the planting of native species and the proposed seed mixes. The proposal closely matches the Habitat creation plan submitted for the outline application 038340. Our only question is whether hedgerows will be created between proposed buildings, as shown on the Habitat Creation Plan and Biodiversity Impact Assessment of the application 038340? If so, details of this need to be provided.		
FURTHER INFORMATION REQUIRED		
A clarification on the creation of hedgerows.		
AMENDMENTS RECOMMENDED		
DOCUMENTS REVIEWED		
Detailed Planting Plan (1-5) produced on 8th November 2024 Appendix 10.4 A Biodiversity Impact Assessment produced by FPCR in April 2022.		
RECOMMENDED CONDITIONS TO BE APPLIED		
RECOMMENDED ADVICE NOTES TO BE APPLIED		

SECTION 106 REQUIREMENT	
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)	

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement with Warwickshire County Council. If you have any queries about the content of this document, please correspond **directly with the Planning Officer** dealing with the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided as part of this service.

Warwickshire County Council also offers a **chargeable support service for applicants** and information can be found about this service here:

<https://www.warwickshire.gov.uk/sdceecologypreapp>

The following legislation was used to assist in the assessment of this planning application:

Legislation source	Reference
NPPF 2023	Paras. 8, 175, 179, 180, 181, 182
Environment Act 2021	Mandatory net gain Biodiversity Duty Local Nature Recovery Plan
District or Borough Local Plan and supporting SPD's	Local Plan policy reference: NE3
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work to be carried out prior to the determination of a planning application.
NERC Act	Biodiversity Duty (see also Environment Act 2022) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.