



Chris Brown
Head of Planning
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

05 March 2026

Dear Sir / Madam

APPLICATION TO DISCHARGE CONDITION 24 (HGV Routing Plan) OF PLANNING PERMISSION 21/01191/HYB – LAND SOUTH OF THE A5, PADGE HALL FARM, HINCKLEY, LEICESTERSHIRE

On behalf of our clients, Winvic Construction Ltd (the 'Applicant'), in their role as Principal Contractor for the Phase 1 of the development approved by planning permission reference 21/01191/HYB at Land south of the A5, Padge Hall Farm, Hinckley, Leicestershire (the 'Site'), please find enclosed an application for detail reserved by Condition 24 (HGV Routing Plan).

The planning permission was granted on 21 December 2023 for the following:

"Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)."

For ease of reference, the table below sets out the requirements of the condition and the accompanying information submitted to satisfy those requirements.

Full Condition Wording	Information Submitted
Condition 24 – HGV Routing Plan	
The units hereby permitted shall not be occupied until a HGV routing plan has been submitted to and approved in writing by the LPA. The routing plan shall identify the appropriate routes,	Documents HIK-ASA-SK-EXSI-D-A-SK149 - HGV Routing Plan



including on the strategic road network, to be used to access the site.	
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The HGV Routing Plan submitted illustrates the delivery vehicle access arrangements for Unit 1 of the approved development from the main site access junction with the A5 Watling Street, which operates a two-way in, left turn only out access strategy, to the internal routing strategy for the Unit.

As can be seen the unit has been designed to provide separate goods in (Supplier) / goods out (Tesco) service yards to the north and south of the unit (respectively), creating a two-way circulatory routing strategy for HGVs.

Supplier HGVs will be routed to the access junction at the northwest corner of the site and follow an anticlockwise route through the site, exiting the site at via the southeast access junction. Tesco HGV traffic will follow the opposite clockwise route through site, entering at the southeast access junction and exiting via the northwest access junction.

In both cases the access junctions themselves have been designed with a two lane in / one lane out arrangement to ensure no stacking of HGVs onto the main arterial route through the wider development site.

This application has been submitted via the Planning Portal (reference PP-14756469), with the fee paid directly via the Portal.

We trust you find this in order, however, if you have any queries or required any additional information to support the application, please contact me directly on 07850 655937.

Yours sincerely,

Chris Gardner