

Our ref: Q250203
Your ref: 25/01192/FUL
Email: hannah.swainston@quod.com
Date: 6th March 2026



Laura Ashton
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Laura,

**25/01192/FUL – Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.
Response to Consultation Feedback (March 2026)**

On behalf of Hinckley Investment LLP (the 'Applicant'), we are writing to provide a response to consultation feedback in relation to the development proposals at Hammonds Way, Hinckley (the 'Site') pursuant to application 25/01192/FUL. The application proposes the development of a new modern and high-quality industrial unit within a flexible B2 and B8 Use Class.

Response to Consultation Feedback

The Applicant has reviewed the consultation feedback submitted to the application. A number of statutory consultees have raised no objection to this application, including:

- **Environment Agency;**
- **Leicestershire County Council ('LCC') Archaeology;**
- **Hinckley and Bosworth Borough Council ('HBBC') Waste;**
- **Network Rail;**
- **Active Travel England**
- **HBBC ES Pollution;**
- **Tree Officer;**
- **LCC Drainage Officer;**
- **HBBC Drainage Officer; and**
- **LCC Highways.**

Table 1 below provides the Applicant's response to consultation feedback where queries or additional information has been requested, or the consultee has requested draft planning condition(s) to be attached to the decision, should it be approved.



Table 1: Applicant's Response to Consultees

Consultee and Summary of its Response / Request	Applicant's Response
Environmental Pollution raised queries relating to the submitted Noise Impact Assessment.	Enclosed as part of this submission is an Acoustic Technical Note prepared by Air and Acoustics. The Note provides a comprehensive response to comments made by Environmental Pollution officers regarding noise break-out from a potential B2 industrial use of the site and confirms that it is not possible to predict exact levels of noise or consider reasonable mitigation options when the end user is unknown. It is therefore proposed that noise from the proposed B2 uses be assessed at such a time as a B2 occupier is selected. This can be controlled by planning condition, of which a suggested phrasing has been provided within the Technical Note and copied in full below for agreement: <i>"Prior to the installation of any plant or equipment on-site, a BS 4142:2014+A1:2019 noise impact assessment shall be submitted for approval to the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019. The noise rating levels shall be determined at the worst affected existing residential property and should include the provision to be made for the control of noise arising from the development use where adverse impacts are predicted. The development shall be operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority".</i>
Environment Agency raised no objection to the application.	The Applicant notes and welcomes the response.
HBBC Waste requested adequate provision for waste and recycling storage of containers and collection across the site	The Applicant submitted bin store/compound details plan as part of the application (ref: 24-078-PL-3903 RevPL03), which demonstrates provision for waste and recycling storage has been made. We request these details are please re-shared with HBBC Waste.
LCC Archaeology Officer raised no objection to the application subject to the imposition of conditions.	The Applicant has reviewed the response and is in the process of preparing a written scheme of investigation with an archaeologist and we propose to submit this shortly and seek to confirm agreement with the LCC Archaeology Officer.
The Tree Officer requested that the tree protection	The Applicant has reviewed the Tree Officer's comments and undertaken a detailed design review to seek to accommodate the



measures be implemented in accordance with BS5837:2012, that removal of trees is mitigated by replacement planting in line with the Landscape Concept Plan, and that an Arboricultural Method Statement and Tree Protection Plan are submitted and approved prior to commencement, with consideration given to retaining lime tree T9 (Category B) where possible.	retention of lime tree T9. The retention of T9 has been explored, however is not possible due to the essential level changes and statutory drainage connections located in this area. An Arboricultural Method Statement is included within the submitted Arboricultural Impact Assessment, which is also enclosed, as well as a Tree Protection Plan. We request these documents are shared with the Officer.
Sports England have objected to the proposal based on the loss of playing field land.	The Applicant notes the comments made by Sports England, however, the principle of development in terms of a change of use from the sports pitch use has already been established by the grant of planning permission under reference 23/00368/FUL, granted on 9 November 2023 and remains extant. Within the committee report for this application, it was concluded the site is unlikely to be reinstated for sports use in the future and therefore there would be no loss of usable playing field due to the sites vacancy for almost 10 years. There is also policy support in the form of SADMP policy DM20 which provides that “<i>The development of new employment sites for B1, B2 and B8 uses outside of allocated employment areas will be supported where they stand within settlement boundaries or on previously developed land.</i>” In this instance the site is located within the settlement boundary and is surrounded by an established Category A Employment Area and therefore the creation of a new B2/B8 unit would successfully infill the building pattern of the industrial context and should be supported. It is further noted that the recent refusal of the Hinkley SRFI creates a significant shortfall in industrial need for the region, which must be addressed. Based on the context of the site and the principle of a change of use established by the grant of planning permission 23/00368/FUL for the solar array, material considerations prevail and employment-led development should be supported.



Lead Local Flood Authority drainage strategy, including surcharge areas, hydrobrake location, watercourse survey and ownership, maintenance access, topographic survey, and the provision of source control SuDS in accordance with National Standards and NPPF guidance.	An updated Drainage Strategy is enclosed which incorporates appropriate water-quality treatment measures in accordance with the CIRIA SuDS Manual (C753). The approach ensures that runoff from all hardstanding areas receives adequate treatment prior to discharge, thereby protecting downstream receiving waters and meeting the requirements of the Non-Statutory Technical Standards for SuDS. A summary is provided below of the additional information requested: ▪ The below ground attenuation tank will accommodate the 1:30 yr + 40%cc event (800m³) as a minimum. The additional storage up to the 1:100 yr + 40%cc (1097-800) = 297m³ will be stored on site above ground on the hard paving areas (car parking and service yard) adjacent kerbs. Any shortfall in above ground storage volume will be added to the below ground tank volume. This will be calculated during the detailed design stage. ▪ The hydrobrake will be integral to the attenuation tank. We have notionally shown this at the outlet as requested – see enclosed revised drainage GA. ▪ Enclosed is a Drainage CCTV report in which, the existing ditch is proven to connect to the local watercourse 'Sketchley Brook' via a pipe. ▪ The existing ditch will remain as existing with the existing landscaping. Access to this ditch is possible from Nutts Lane or from the development site itself. ▪ Please see enclosed topographical survey.
HBBC Drainage Officer have requested additional details on water quality measures to demonstrate compliance with the CIRIA SuDS Manual (C753).	An updated Flood Risk Assessment ('FRA') is enclosed, confirming sufficient storage for all design storm events, stating that any discharge will be made safely to the existing watercourse via a new headwall. The FRA provides details of appropriate maintenance access, with topographical survey information provided as part of the amended pack.
Network Rail raised no objection in principle subject to the issuing of advice throughout the development of the application.	The Applicant notes the comments issued by Network Rail and confirms that the developer will liaise with Network Rail's Asset Protection Team prior to any works commencing, with all



	enquiries submitted via the ASPRO Asset Protection and Optimisation Customer Portal.
Active Travel England reviewed the application and raised no objection to the application.	The Applicant notes and welcomes the response.
Ecology Officer have requested further information to ensure that mandatory biodiversity net gain will be supplied before the application is determined.	An updated Biodiversity Net Gain Plan is enclosed, which responds to the officer's comments by including condition assessment sheets for the baseline habitats and updating the strategic significance of relevant habitats to 'low' in accordance with current guidance. The revised BNG metric and condition assessment sheets are submitted separately alongside this update.
LLC Highways requests further information on site access design, footway / cycle improvements and travel plan measures before final advice can be provided.	These comments are currently being reviewed by our Transport Consultant, and a detailed response will follow in due course.

Drawing Schedule

Appendix A of this letter contains the updated schedule of the application documents and drawings.

Summary

We trust the above and enclosed information is clear, but please do not hesitate to contact myself or my colleague Amy Wilkie (amy.wilkie@quod.com) should have any queries.

Yours sincerely

H. Swainston

Hannah Swainston
Associate

enc. Appendix A: Updated Schedule Application Documents and Drawings – enclosed



Appendix A

Nutts Lane, Hammonds Way – Updated Drawings and Documents

Document Title	Reference / Document Date	Version	Consultant
Drawings			
Proposed Drainage Layout	25109-MJM-00-00-DR-C-5200-S2-P02	P2	MJM
Topographical Survey	14109-2D	P1	StafSurv Land Surveyors
Documents			
Covering Letter	February 2026	P1	Quod
Flood Risk Assessment	24019-MJM-XX-XX-RP-C-5201	P2	MJM
Drainage Report	071676	P2	MJM
Biodiversity Gain Plan	255382-BWB-ZZ-XX-T-EE-0003	P2	BWB
Biodiversity Metric	255382-BWB-ZZ-XX-L-EE-0001	P2	BWB
Condition Sheet Grassland and Urban	February 2026	P1	BWB
Condition Sheet Trees	February 2026	P1	BWB
Arboricultural Impact Assessment	November 2025	0	BCA
Noise Technical Note	February 2026	0	AAC