



Historic England

Mr Matt Jedruch
Hinckley and Bosworth Borough Council
Leicestershire

Direct Dial: 0121 625 6871

Our ref: PL00798255
21 March 2025

Dear Mr Jedruch

Re: 25/00161/SCOPE | Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m²; an ancillary workshop building with a floor area of approximately 622 m²; offices on the eastern and western sides of the warehouse totalling 3,003 m² with associated access and landscaping | Land At Wiggs Farm Wood Road Nailstone Coalville Leicestershire LE67 1GE.

Thank you for consulting Historic England on the above case. The decision whether an EIA should be prepared for the proposed development rests with your authority with reference to the regulation. However, from the information given we feel that there may be an impact on the historic environment. We recommend that the applicant seeks confirmation from the relevant local authority historic environment staff for an informed opinion of local need.

If an EIA is not required, then a stand-alone Heritage Impact Assessment should support any application covering all heritage assets, and their settings, with the potential to be affected by the proposed development.

If an EIA is required, we suggest that heritage is scoped in so that all environmental considerations can be addressed in an integrated and holistic manner. We would expect an EIA to contain an examination of the potential impacts upon all heritage assets likely to be affected, including designated heritage assets and their settings together with potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This covers buildings, historic open spaces, historic features and the wider historic landscape including below-ground archaeology.

We advise that the local authority's conservation and archaeology advisers are closely involved throughout the preparation of the Environmental Statement. They are best placed to advise on: local historic environment issues and priorities (including access to data held in the Historic Environment Record); how the proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for



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HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



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the future conservation and management of heritage assets.

If you have any queries about the above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

T.Hazel

Tristan Hazel
Inspector of Historic Buildings and Areas
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