

Our Ref: 04C400724/DB/LS

Your Ref: PP-13504674

28 January 2025

Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

[Submitted via the Planning Portal Reference PP-13504674](#)

Dear Sir or Madam,

FULL (MINOR) PLANNING APPLICATION FOR THE INSTALLATION OF AN ELECTRICAL SUBSTATION, TRANSFORMERS, NEW VEHICULAR ACCESS, AND ASSOCIATED SITE INFRASTRUCTURE AT LAND AT WOOD ROAD TO THE NORTH EAST OF ALDI REGIONAL DISTRIBUTION CENTRE NAILSTONE ('THE SITE')

Avison Young has been instructed on behalf of ALDI Ltd ('the Applicant') to submit a full (minor) planning application proposing the installation of an electrical substation, transformers, new vehicular access, and associated site infrastructure at Land at Wood Road to the north east of ALDI Regional Distribution Centre (RDC) Nailstone. The proposed description of development for this full (minor) planning application is as follows:

"Full planning application for the installation of an electrical substation, transformers, new vehicular access, and associated site infrastructure"

Site Background

Full planning permission was granted by Hinckley and Bosworth Council ('the Council') in July 2020 for the construction of a distribution centre (Use Class B8) with ancillary office accommodation (Use Class B1(a), gatehouse and access arrangements, car parking (including access tower and bridge link), HGV bays, vehicle maintenance unit, refuse and recycling area, sprinkler tanks, landscaping and other associated works, at Nailstone Colliery Wood Road Nailstone Nuneaton Leicestershire.

The Applicant has carried out technical work which indicates that additional power supply is required to power the approved distribution centre and is required in the immediate future.

Approximately 450 metres to the north east of the approved ALDI Regional Distribution, the site has been identified as suitable to bring forward electrical power for the approved distribution centre. The site extends to 3980m² in size, is irregular in shape, and lies to the west of Wood Road. Vehicular access is gained from the north of the site, off a small access path from Wood Road. Several established trees border the sites far north eastern corner; however, the majority of the site is flat. The western portion of the site contains an existing active substation, hardstanding surfacing and associated equipment. Existing residential properties and a former restaurant border the adjacent side of Wood Road to the east. The full extent of the site is shown below in Figure 1 and is included in the submission pack.

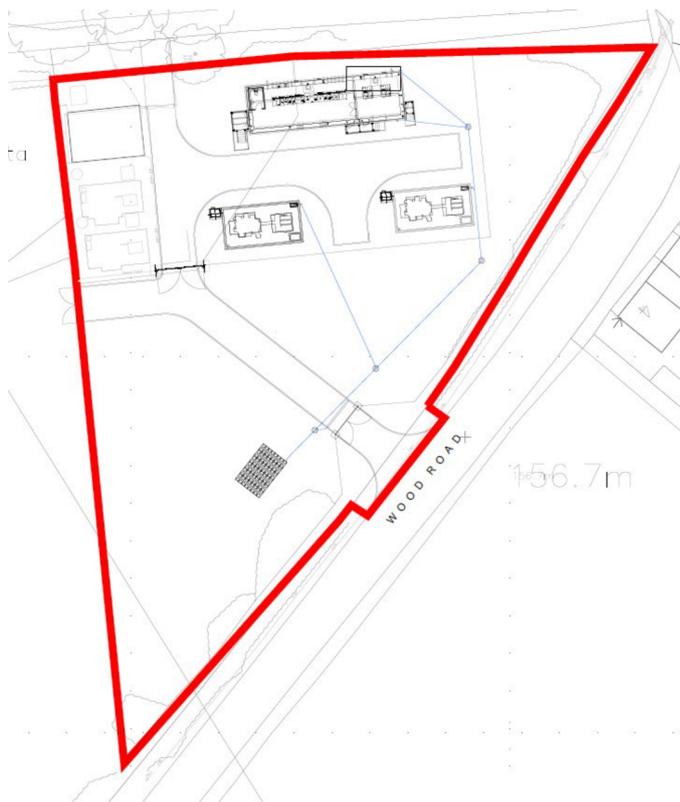


Figure 1. Excerpt of Site Location Plan (edged in red)

Proposed Development

The proposals comprise of the erection of an electrical substation, transformers and new vehicular access off Wood Road.

The size of the new proposed electrical substation is as follows: -

- Height: 5500mm
- Width: 6500mm
- Length: 21500mm

The size of the two new proposed electrical transformers is as follows: -

- Height: 4513mm
- Width: 5600mm
- Length: 10400mm

The infrastructure will be bound by a 2.4m high palisade fence. The site boundary along Wood Lane would be bound by a 1.2m high post and rail fence which would secure the site and link with the existing palisade fence.

A new vehicle access point is proposed off Wood Lane, into the site from the south. The access comprise of proposed tarmac and be 4500mm in width. This proposed access involves hedgerow trimming to allow for the proposed visibility splays.

In order to erect the proposed infrastructure on site, the removal of one mature tree is required. This will be mitigated by the planting of six medium sized trees within the site boundary, as discussed within the submitted Ecology Impact Assessment. Other landscape mitigation is proposed including grassland planting and maintaining and enhancing the northern boundary hedgerows.

Planning History

No planning applications of relevance have been lodged on the site within the past 5 years.

Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant adopted Development Plan Documents for the area include:

- The Local Plan Core Strategy 2006 - 2026 (Adopted December 2009); and,
- Site Allocations and Development Management Policies Development Plan Document (SADMP)(2016).

Site Allocations and Development Management Policies Development Plan Document (SADMP)(2016)

The following planning policies are of relevance to the determination of the application which have been extract to the SADMP:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

National Planning Policy Framework (December 2024)

The following planning policies are of relevance to the determination of the application which has been extracted from the most up to date National Planning Policy Framework (December 2024).

Paragraph 116 states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Paragraph 187 states that:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;*

Paragraph 198 states that:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*

Planning Balance and Conclusion

The proposed development is required to provide electricity to power the approved nearby ALDI Regional Distribution Centre ('RDC') at Nailstone. The site and its infrastructure will be entirely managed by National Grid. It is therefore essential this infrastructure comes forward to facilitate the energy required at the ALDI RDC.

The site layout and proposed development has been designed to ensure it can operate efficiently and can be maintained and access appropriately. The proposals have also been prepared with the input from various technical consultants to advise on technical matters which relate to the development and site location, including ecology, highways and noise.

Whilst minimal existing vegetation on site is required to be removed or maintained to allow for the development, the landscaping compensation which includes tree and grassland planting, will result in an increase of habitats and hedgerows/linear by +17% and +31.98% respectively. This meets the requirement of providing a biodiversity net gain of +10% on site. The proposals

therefore are in accordance with Policy DM6 (Enhancement of Biodiversity and Geological Interest) of the SADMP and Paragraph 187 of the NPPF, in that the proposals are considered acceptable, as it has been demonstrated that the proposal will result in no net loss of biodiversity.

Regarding highways impacts, a new road will be established off Wood Road which will provide formalised access into the site for maintenance visits from National Grid. This proposed access has been reviewed in detail by the appointed transport consultants (Connect Consultancy) and deemed safe for future egress and access into the site, subject to visibility splays being achieved. The required visibility splays are set out within the supporting Highways Technical Note which will be implemented following consent. National Grid have confirmed that the site will not generate a significant increase in vehicular trips, and that maintenance will be on an infrequent, irregular basis. As such, it has been confirmed within the supporting Highways Note that future trip generation is forecast as 'low'.

This is in full accordance with Policy DM17 (Highways and Transportation) of the SADMP, which states that development proposals will be supported where they demonstrate that there is not a significant adverse impact upon highway safety. The proposed development is also in accordance with Paragraph 116 in that it would not cause unacceptable impacts on highway safety, and that the residual cumulative impacts on the road network would be negligible.

Regarding noise, a Noise Impact Assessment ('NIA') has been carried out which assesses the impacts of the on-site transformers which are known to generate some level of noise. The assessment confirms that with the installation of the two new transformers, the impacts are considered 'Lowest Observed Adverse Effect Level ('LOAEL') and therefore no specific mitigation measures are required. This assessment confirms that the proposed development results in impacts that are below LOAEL and that this is acceptable on the nearby sensitive uses.

The proposed development is therefore in full accordance with Policy DM7 (Preventing Pollution and Flooding), and Paragraph 187 and 198 of the NPPF, in that the proposed development results in impacts that are below LOAEL, which does not cause unacceptable noise, or vibration impacts on the nearby sensitive uses.

Overall, the proposed development is wholly compliant with local and national planning policy as set out above. It is requested that planning approval is granted at earliest convenience to allow for this essential infrastructure to come forward, to facilitate the delivery of the adjacent ALDI RDC.

Supporting Documentation

The following documents are submitted in support of this application:

- This covering letter;
- Application forms, relevant land ownership certificate (duly signed) and relevant planning application fee (£2,382);
- Site Location Plan;
- Existing Site Plan;
- Proposed Site Plan;

- Proposed Building Plan & Elevation;
- Proposed Elevations;
- Highways Technical Note;
- Biodiversity Net Gain Statement and Assessment;
- Biodiversity Net Gain Calculations;
- Ecology Impact Assessment; and
- Noise Impact Assessment.

This planning application has been submitted electronically to Hinckley and Bosworth Council via the Planning Portal (PP-13504674). We trust that this submission documentation will enable the timely validation of the application. Should you have any queries at all then please do not hesitate to contact me on the details below.

Yours sincerely,



Larna Smith
Senior Planner



For and on behalf of Avison Young (UK) Limited

Enc. Submission Schedule

Submission Schedule – January 2025

Title	Reference and / or Date	Responsibility
Application Fee ¹	£2,382	ALDI
Application Forms	January 2025	Avison Young
Covering Letter	January 2025	Avison Young
Certificate Notices	January 2025	Avison Young
Plans		
Existing Site Plan	LE42_12_0001, Rev D	National Grid
Proposed Site Plan	LE42_12_0002, Rev E	National Grid
Proposed Building Plan & Elevation	LE42_12_0003, Rev A	National Grid
Proposed Elevations	LE42_12_0004, Rev B	National Grid
Site Location Plan	G19A42-SF01, Rev B	STOAS
Reports		
Highways Technical Note	22 January 2025	Connect Consultants
Biodiversity Net Gain Statement and Assessment	14 January 2025	GE Consulting
Ecology Impact Assessment	14 January 2025	GE Consulting
Biodiversity Net Gain Calculations	14 January 2025	GE Consulting
Noise Impact Assessment	Revision 02	Noise Solutions Ltd

¹ Based on full planning permission for the erection, alteration of plant or machinery and based on a site area of 3980m²