

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 24 October 2025 11:15:16 UTC+00:00
To: "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: FW: 25/00871/P3CR - 8 Wood Lane, Norton Juxta - Prior approval for change of use from agricultural building to offices

Hi Planning,

Please could the response below be added to Enterprise for application 25/00871/P3CR.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Pete Reid <Pete.Reid@hinckley-bosworth.gov.uk>
Sent: 24 October 2025 10:15
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 25/00871/P3CR - 8 Wood Lane, Norton Juxta - Prior approval for change of use from agricultural building to offices

Hi Alex

There is no objection to the proposals on sustainable drainage grounds, and therefore a condition will not be necessary.

Kind regards

Pete

Pete Reid
Drainage Consultant
Hinckley and Bosworth Borough Council

Email: pete.reid@hinckley-bosworth.gov.uk
Phone: 01455 255722

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: 23 October 2025 09:26

To: Pete Reid <Pete.Reid@hinckley-bosworth.gov.uk>

Subject: RE: 25/00871/P3CR - 8 Wood Lane, Norton Juxta - Prior approval for change of use from agricultural building to offices

Hi Pete,

Just to clarify for the purposes of the decision – do you want any conditions adding to the prior approval or are you satisfied from a drainage/flooding perspective?

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

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From: Pete Reid <Pete.Reid@hinckley-bosworth.gov.uk>

Sent: 22 October 2025 15:46

To: 'James Tuck' <james.tuck@ADCinfrastructure.com>

Cc: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Jack Wilkins <jack.wilkins@marrons.co.uk>;

Brian Mullin <brian.mullin@marrons.co.uk>; Alice Kirszt <Alice.Kirszt@ADCinfrastructure.com>

Subject: RE: 25/00871/P3CR - 8 Wood Lane, Norton Juxta - Prior approval for change of use from agricultural building to offices

Hi James

Thank you for your email.

Given the red line boundary for the application site, the development proposals and associated flood risk, I can confirm that there are no specific planning requirements to incorporate SuDS within the development.

I trust this clarifies the situation.

Kind regards

Pete Reid
Drainage Consultant
Hinckley and Bosworth Borough Council

Email: pete.reid@hinckley-bosworth.gov.uk
Phone: 01455 255722

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: James Tuck <james.tuck@ADCInfrastructure.com>
Sent: 22 October 2025 13:10
To: Pete Reid <Pete.Reid@hinckley-bosworth.gov.uk>
Cc: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Jack Wilkins <jack.wilkins@marrons.co.uk>;
Brian Mullin <brian.mullin@marrons.co.uk>; Alice Kirszt <Alice.Kirszt@ADCInfrastructure.com>
Subject: 25/00871/P3CR - 8 Wood Lane, Norton Juxta - Prior approval for change of use from agricultural building to offices

Good afternoon Pete,

I have been asked to contact you on behalf of the agent Jack Wilkins (CC'd).

The submitted proposals are for a change of use to the same vulnerability class ('less vulnerable' as classified by annex 3 of the NPPF) with no external alterations proposed. Further the flood map for planning shows there to be no medium or high chance surface water flooding within the red line application boundary and only very minor encroachment of low chance (1 in 1000-year) surface water flooding. Given this, could you please detail the further information you would require in order to address the comments raised?

kind regards,

James Tuck BEng(Hons) GMICE
Graduate Engineer – **ADC Infrastructure Limited**

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