

Our ref: NH/25/10165
Your ref: 25/00161/SCOPE

Hinckley & Bosworth Borough Council

Ijas Muhammed
National Highways
Operations Directorate
The Cube
199 Wharfside Street
Birmingham
B1 1RN

27th February 2025

Via email: matt.jedruch@hinckley-bosworth.gov.uk

Dear Matt,

25/00161/SCOPE – Request for scoping opinion consultation

Land at Wiggs Farm, Wood Road, Nailstone, Coalville, Leicestershire, LE67 1GE

Thank you for providing National Highways the opportunity to comment on the above mentioned EIA scoping opinion request.

National Highways (formerly Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

Development Proposal

The development proposal is for a commercial development including a warehouse unit with a floor area of approximately 31,726 sqm; an ancillary workshop building with a floor area of approximately 622 sqm; offices on the eastern and western sides of the warehouse totalling 3,003 sqm with associated access and landscaping on Land at Wiggs Farm, Nailstone, Coalville in Leicestershire.

We note that the site is situated approximately 4 miles to the M1 Junction 22. We have reviewed the relevant sections of the Scoping Report, given that the proposed development does not share a common boundary and there is no direct connection

proposed onto the SRN, we consider that the proposed scope for assessing the non-transport related environmental impacts can be left for local determination.

It is advised that a Transport Assessment is submitted to facilitate National Highways to review the potential impacts on the SRN and LRN and the mitigation measures adopted to address any such impacts.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ijas Muhammed', with a stylized flourish at the end.

Ijas Muhammed
Spatial Planning Team
Midlands Operations Directorate